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HOUSING AUTHORITY OF THE CITY OF NEWARK

Harold Lucas, Executive Director
Project NJ39-P002-041
199 Dwelling Units

3



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Submitted by:

THE SERENITY REDEVELOPMENT GROUP TWO, INC.

in collaboration with

THE NEWARK TENANTS COUNCIL, INC.

Gami/McGlumphy Associates, Architects & Planners

Robert Holmes, Esq.

(RFP Package Number: 53)

December 1, 1992

THE
SERENITY
GROUP

December 1, 1992

HOUSING AUTHORITY OF THE CITY OF NEWARK
57 Sussex Avenue
Newark NJ 07103
Attn: Harold Lucas, Executive Director

RE: NJ39-P002-041 / 199 Dwelling Units

Dear Mr. Lucas:

On behalf of **The Serenity Redevelopment Group Two, Inc.**, it is my pleasure to submit a unique proposal for the development of above referenced project in response to your Request for Proposals ("RFP") published in October, 1992. What makes this proposal unique are the following: a collaborative partnership with the Newark Tenants Council, involvement of the end-user in the design process, Serenity Group's proven success record with NHA's current project (NJ39-P002-040), financial commitments from New Jersey Housing & Mortgage Finance Agency as well as Avis America and a people oriented program that offers a series of extra features.

The attached proposal has been carefully organized to be specifically responsive to the "RFP" and to provide you and your review team with convenient reference guides. In addition to being responsive to the letter of the "RFP", our team sincerely believes that we have also captured the spirit of your purpose in calling for proposals. In this regard, **The Serenity Redevelopment Group Two, Inc.** took as its mission to provide a housing design and plan, that, a) is appropriately priced; b) consists of quality, low maintenance construction; c) encourages local employment opportunity; d) complements the several neighborhoods in which the units will be situated; e) emphasizes the health, safety, and moral values of prospective residents; f) encourages an ownership; and g) in general, avoids the stigma so often associated with public housing.

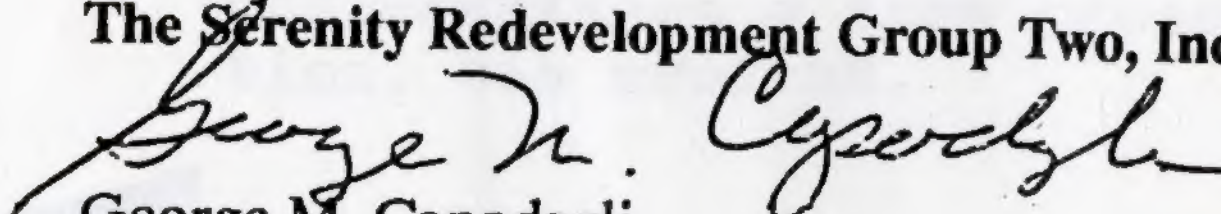
In order to carry out such an ambitious mission, we have assembled a uniquely qualified development team that collectively possesses extraordinary depth in the area of scattered site urban development in general and HUD sponsored programs in particular. In addition, we are proud of the substantial involvement of minority professionals in virtually every aspect of the proposed development process.

Our people have been involved; and having been involved, they have developed a sensitivity to a set of problems and considerations that other development groups cannot begin to understand or hope to solve.

We are eagerly awaiting the opportunity to serve the Newark Housing Authority and the people of the City of Newark.

Sincerely

The Serenity Redevelopment Group Two, Inc.


George M. Capodagli
President

Attachment

NEWARK TENANTS COUNCIL, INC.

303-309 WASHINGTON STREET, SUITE 300 • NEWARK, N. J. 07102 • (201) 643-0307 • FAX (201) 643-6323

BAXTER ELDERLY

AFFILIATES

STELLA WRIGHT

MARY E. RONE
President

ROBERT SPENCER
Executive Director

November 19, 1992

HOUSING AUTHORITY OF THE CITY OF NEWARK
57 Sussex Avenue
Newark, New Jersey 07103
Attn: Harold Lucas, Executive Director

RE: NJ39-P002-041/199Dwelling Units - "A Tenants Proposal".

Dear Mr. Lucas:

We are honored and privileged to be part of a forward seeking development team that has taken the initiative to involve tenants in the decision making process regarding their homes.

As you are well aware the role of the Tenant / Authority / Developer has at many times been at odds and seemingly adversarial, when in fact they should be one in purpose. To provide quality homes for the tenants. When we were approached by Mr. Capodagli from the Serenity Redevelopment Group we were shocked, but optimistically surprised. Never have we been afforded the opportunity to design, develop, coordinate and staff construction of units for our ultimate use. Further we have been given a chance for continued involvement in the community/commercial space and tenant matters.

We have had many meetings with the Serenity Redevelopment Group and are supportive of their people oriented program. We are impressed by their willingness to be innovative in their design approach and response to the needs of the tenants. They have listened to us speak and out of those conversations a true proposal, that blends caring and function, has evolved.



NEW HORIZONS A, SETH BOYDEN 21-E, SETH BOYDEN 21-F, KRETCHMER ELDERLY, COLUMBUS HOMES, NEW HORIZONS B

POWER CONCEDES NOTHING WITHOUT DEMAND, IT NEVER HAS AND IT NEVER WILL

By Fredrick Douglass, Aug. 9, 1857

PENNINGTON COURT, BRADLEY COURT, KRETCHMER HOMES, F.D.R., STEPHEN CRANE, HAYES HOMES

BAXTER TERRACE, FELIX FULD, SCUDDER HOMES, SETH BOYDEN, HYATT COURT, WALSH HOMES

Mr. Harold Lucas

Re: NJ39-P002-041/199Dwelling Units-"A Tenants Proposal"

November 23, 1992

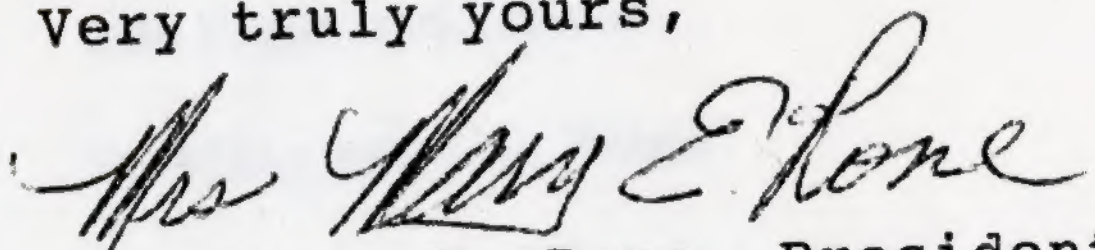
Page 2

Some of the amenities and the necessities that the tenants require and are not able to realize are being provided for in the Serenity proposal. Some examples are storage space, air conditioning, larger rooms and side by side washers and dryers.

Nowhere, to my knowledge, has there been this type of interaction between tenants and developer. I believe that Newark has an chance to do something that could become a nationwide model for subsidized housing.

It is with this in mind that we, as the tenants, give our strongest endorsement to this proposal. We eagerly await the task of providing the kind of housing that we can all be proud of. Thank you.

Very truly yours,



Mrs. Mary E. Rone, President

THE SERENITY REDEVELOPMENT GROUP TWO, INC.
in collaboration with
THE NEWARK TENANTS COUNCIL

Project NJ 39-P002-41 / 199 Units

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THE SERENITY REDEVELOPMENT GROUP TWO, INC.
in collaboration with
THE NEWARK TENANTS COUNCIL

Project NJ 39-P002-41 / 199 Units

A PEOPLE'S PROPOSAL

This is a unique proposal in meeting the housing needs of the people of the city of Newark. What makes this proposal unique are the following: a collaborative partnership with the Newark Tenants Council, involvement of the end-user in the design process, Serenity Group's proven success record with NHA's current project (NJ39-P002-040), financial commitments from New Jersey Housing & Mortgage Finance Agency as well as Avis America and a people oriented program that offers a series of extra features.

The Serenity Redevelopment Group's current involvement with 100 town houses in the south and central wards of Newark (Project NJ 39-P002-040) has given them a unique opportunity to not only better understand the HUD sponsored housing development process but also to improve upon the process. By and large they have been successful in responding to the needs of the Newark Housing Authority and HUD. But there has been a growing feeling that an important constituency has not been involved in the decision making process. That constituency is the people currently living in similar housing, and those likely to occupy the new units. As the Serenity Group embarked upon this RFP, they began to search for ways to involve current and future tenants in the development process. They approached the Newark Tenants Council and are happy to form a collaborative partnership that has already made an impact on the way housing is designed in response to this RFP.

Our proposal provides the unique concept of involvement of the end user in the design process. Much of the housing built in the city meets the regulations and standards set by the Housing Authority, but excludes the future tenants of the housing from having any input.

In attempting to improve the process that includes the future tenants in the decision making process, every effort has been made to satisfy the Newark Housing Authority's RFP. What is proposed here, meets all of the requirements described in the RFP, and goes beyond to embrace the needs and requirements of the tenants. In many ways our proposal expands the scope and promises a participatory way of producing housing that would undoubtedly become a national model for other housing developers.

The collaborative decision making process has resulted in an extensive interaction between the developer and the tenants. The tenants have been represented by the Newark Tenants Council. In meetings after meetings, the developer asked the Council to describe what had been lacking in previous projects of this type and made an effort to include that. The developer also questioned as to what had worked and should not be changed and those areas were left alone.

Examples of issues addressed by the tenants are larger room sizes, air conditioning, storage space, secure play areas, community meeting rooms, unit individuality to give a sense of ownership, windows in bathrooms and number of baths.

Top on the tenants list were room sizes. The general feeling about subsidized housing is that room sizes are small. A child's bedroom is barely enough for the bed and leaves little room for studying. Some times two children are forced to use the same bedroom and space becomes even tighter. Kitchens provide a limited area for a table but really did not have enough room for the entire family to share their meals together. Our development team sought to minimize circulation space and maximize living space, with special consideration given to increasing floor area in bedroom, living room and kitchen areas. Our design also shows that the living room and kitchen/dining sizes increase as the units increase from 2 bed rooms to 3 bed rooms and so on.

Anyone can appreciate the need for additional storage space. Public housing budget limitations and fear of uninhabitable space being used as living space have reduced the possibility of needed storage areas for bicycles, seasonal clothing and other personal items. Consideration was given to the idea of providing basement storage areas where excavation to suitable bearing material makes the additional work required to provide an unfinished basement, minimal. "In establishing prototype cost, the" (HUD) "Area Office may consider the cost of constructing basements but only in those areas where it is common local practice for moderate income housing". It is in fact a common local practice for private moderate income housing.

Air conditioning sleeves are a requirement of this RFP. Empirical studies of similar housing projects in surrounding areas shows that the air conditioning sleeves fall into a state of disrepair and have in some cases been left open in the winter wasting valuable heating dollars. Damaged air-conditioning sleeves also become a security problem providing unwanted access. We the developer will furnish at no additional cost air conditioning units for the sleeves as explained further in later sections of this proposal.

The developer shares in the view that "public housing should be the treated as similar to private housing".

PHASING

The project will be developed in five phases. Phase 1 consists of a total of 44 units on six scattered sites in the Elizabeth Valley Area of the City of Newark. Phase 2 through 5 consist of neighborhood clusters on the "Scudder Homes" site in the Central Ward of Newark. Phase two consists of 40 units that comprise Douglas Court South and Douglas Court North. Phase three consists of 42 units that comprise Howard Court South and Howard Court North. Phase four consists of 35 units and a community building, that comprise Carver Court South and Carver Court North. Phase five consists of 38 units that comprise Treat Court South and Treat Court North. Phasing order may be revised during design development phase.

Design Documents Submission	4/93
Construction Documents Submission	6/93
Construction Start	7/93
Construction Completion	12/94

THE DEVELOPMENT TEAM:

The development team represents a unique blending of individuals with diverse backgrounds and experience. The development team is made up of individuals and professionals of **the Serenity Redevelopment Group Two, Inc.** together with **the Newark Tenants Council.**

THE SERENITY REDEVELOPMENT GROUP TWO, INC.

The Serenity Redevelopment Group's current involvement with 100 town houses in the south and central wards of Newark (Project NJ 39-P002-040) has given them a unique opportunity to not only better understand the HUD sponsored housing entire development process but also to improve upon the process. By and large they have been successful in responding to the needs of the Newark Housing Authority and HUD. But there has been a growing feeling that an important constituency has not been involved in the decision making process. That constituency is the people currently living in similar housing, and those likely to occupy the new units. As the Serenity Group embarked upon this RFP, they began to search for ways to involve current and future tenants in the development process. They approached the Newark Tenants Council and are happy to form a collaborative partnership that has already made an impact on the way housing is designed in response to this RFP.

THE INVOLVEMENT OF THE NEWARK TENANTS COUNCIL:

Under the able and distinguished leadership of Mrs. Mary E. Rone, the Newark Tenants Council represents the current and future tenants of public housing in the city of Newark. At the first meeting with the Council, the Serenity Group explained the entire design and development process to the members of the Newark Tenant Council. They also sought the Council's input through open discussions on various items to be considered in the provision of new housing. Based upon this input initial designs and site plans were developed. Through successive meetings and discussions these designs and site plans have been modified and refined. The process has already demonstrated that a collaborative venture between a tenants group and a developer are essential in order to respond effectively to the housing needs in the city of Newark. In addition, it promises to offer a national model for other housing developers.

The Council will continue its participation in this project during the design development and construction phase and will be instrumental in overseeing the distribution and installation of extra features provided by the developer. The Council will also help in identifying minority and women candidates from within the community to work with the Serenity Group during the construction phase. The Council will also identify local artists for developing works of art in this project and organize a competition for Newark High School Students in order to identify talented artists.

GAMI/MCGLUMPHY ASSOCIATES, ARCHITECTS AND PLANNERS

Gami/McGlumphy Associates have provided and coordinated architectural, engineering and planning services for a number of HUD sponsored projects. They have been working with the Serenity Group on their current scattered site housing

project in the south and central wards of Newark (Project 39-P002-040). Due largely to their interest and commitment for finding appropriate solutions for housing, their involvement has gone far beyond their normal professional involvement. They have visited and researched many housing projects, they have explored many alternative approaches in their designs, and they have played an instrumental role in meeting with and responding to the comments of the Newark Tenants Council. As architects for the Serenity's current scattered site project (Project NJ 39-P002-040), they have taken personal interest during the construction phase, in order to provide construction administration as well as to look for new ways and fresh approaches. This first hand experience with the HUD sponsored housing project makes them uniquely qualified to provide Architectural and Planning services on this project.

MR. ROBERT HOLMES, ESQ.

Mr. Holmes, a Harvard Law School graduate, has been a member of the New Jersey Bar since 1971. He currently specializes in real estate and development in his practice, including extensive redevelopment work. He has also been a legal counsel to the Serenity Group's current scattered site housing project (Project NJ 39-P002-040).

As the former Executive Director of the Newark Housing Development and Rehabilitation Corporation, Mr. Holmes was responsible for the formulation and administration of housing policies and programs for the City of Newark. In this regard, Mr. Holmes was directly involved in the rehabilitation of over 1,000 housing units, the construction of over 150 new housing units, as well as an out-patient health care facility.

Mr. Holmes is also a former Assistant Commissioner of the New Jersey Department of Community Affairs (DCA). In this regard, he supervised the State of New Jersey's Division on Housing and Division on Planning. Additionally, as a DCA Commissioner, Mr. Holmes served as a member of the Board of the New Jersey Economic Development Authority and was appointed by the Governor to chair a State created corporation intended to create housing opportunities for low and moderate income families and individuals affected by the advent of Casino gambling in Atlantic City.

Mr. Holmes' advice is critical to **the Serenity Redevelopment Group Two, Inc.** not only in the context of his legal expertise, but also in the context of his vast first hand experience with the myriad of Government Programs and Government Regulations affecting the proposed undertaking, as well as his ultimate familiarity with the communities of Newark.

GEORGE M. CAPODAGLI

President, The Serenity Redevelopment Group Two, Inc.

12 Butternut Terrace, Kinnelon NJ 07405

Tel: (201) 838 3600, Fax: (201) 838-1980

EDUCATION:

- 1960-1964 Seton Hall Preparatory School, High School Diploma
- 1964-68 Seton Hall University. B. S. Accounting/Education
- 1970 Kean College, M. A. Administration & Supervision

PROFESSIONAL EXPERIENCE:

- 1968-1971: Newark School System, Business Teacher.
- 1971-1974: Newark School System, Vice Principal
- 1975-1985: Built 1, 2, 3 and 4 family scatter site dwellings in Kearny, Harrison, Nutley, Point Pleasant and Kinnelon.
- 1979: Built strip Shopping Center in Toms River, (14,000 Sq. Ft.)
- 1981-1985: Built six scattered sites one family homes in Kinnelon.
- 1985-1989: Serenity in Smoke Rise, Kinnelon, -60 acres of raw land which I sought approval for, improved with roads, drainage, blasting, etc. and constructed 25 custom homes.
- 1989: Designed and built - Serenity Office Park, 31,000 sq. ft. of Class A Office Space. Project awarded 1990 S. A. M. award as Best Commercial Project under 50,000 sq. ft.
- 1990 Serenity Redevelopment Group, Inc. award designation from Newark Housing Authority to design and build 100 units of housing for \$7,923,000.
- 1991: Serenity Contracting Group - Constructed 2 custom homes on contract (\$475,000 and \$500,000).
- Completed 4 contracts with bonds for Newark Board of Education (\$4,700-\$31,000)
- Completed 5 projects for Prudential Insurance Co. in New jersey and New York (\$3,150-\$41,000)
- Completed \$12,500 contract for midlantic Bank (Bloomfield).
- Completed Painting of Post Office in Rochelle Park, (\$37,500).
- 1992: 100 Units of a Federal Housing Project, Newark, NJ, \$8.3 million.

GAMI/MCGLUMPHY ARCHITECTS & ASSOCIATES
512 Hudson Avenue, Weehawken NJ 07087
21 Catherine Street, Bloomingdale NJ 07403

Tel: (201) 866 4819
Tel: (201) 492 2776

**PROFESSIONAL EXPERIENCE AND
TECHNICAL COMPETENCE**

November 1992

GAMI/MCGLUMPHY ARCHITECTS & ASSOCIATES
512 Hudson Avenue, Weehawken NJ 07087
21 Catherine Street, Bloomingdale NJ 07403

Tel: (201) 866 4819
Tel: (201) 492 2776

SIMILAR PROJECT EXPERIENCE:

Major Reconstruction of Obsolete Projects, Jersey City, NJ

Project Description: Renovation of housing at 136 Arlington Avenue, Jersey City.

Scope: Complete A/E services

Project Team: Bharat Gami and James McGlumphy.

Project Schedule and Cost: Ongoing

Year: 1992-Current

Reference Data: Housing Authority of the City of Jersey City, Mr. Peter DePascale, 201 547 6720

Scattered Site Housing, Newark NJ

Project Description: 100 affordable residential units on eight different sites.

Scope: Complete A/E services

Project Team: James McGlumphy Principal In-charge, and Bharat Gami.

Project Schedule and Cost: Ongoing

Year: 1988-Current

Reference Data: The Housing Authority of the City of Newark, Mr. Joseph Bianco, 201 430 2430

Habitat 6th Street Co-Op, Inc., Newark, NJ

Project Description: Gut rehabilitation of existing row houses

Scope: Design and Construction Documents.

Project Team: Ralph Jefferson, Bharat Gami and Habitat Housing Fellows

Project Schedule and Cost: Ongoing

Year: 1991-Current

Reference Data: Roger Jurczak (201) 378 9200

Housing for the Elderly, Kinnelon, New Jersey.

Project description: 80 Townhouse Units.

Scope: Planning Board & Zoning Approval.

Project Team: James M. McGlumphy, RA.

Project Schedule and Cost: Zone Changed & Approval Received.

Year: 1989

Reference Data: Michael A. Sternick 201 279 0200

Breckenridge Condominiums, Wayne, New Jersey

Project Description: 60 Unit Condominium & Parking Garage.

Scope: Project Architect, Working Drawings & Construction Observation.

Project Team: James McGlumphy & Louis Salamone, RA.

Project Schedule and Cost: One year and \$7 million. On time and within budget.

Year: 1988

Reference Data: Louis Salamone, RA 201 628-1000

Single Family Residences, Cedar Grove & No. Caldwell NJ

Project Description: Many single family residences 4200 to 7200 square feet.

Scope: Design and Construction Documents..

Project Team: James M. McGlumphy, RA

Project Schedule and Cost: Completed on time and within budget

Year: 1987-present

Reference Data: Robert DelGuercio, 201 226 5571

Renovations of Hamilton Condominium, Weehawken NJ

Project Description: 30 residential units in a five story high apartment building.

Scope: Feasibility studies, schematic design and measured drawings.

Project Team: Bharat Gami

Project Schedule and Cost: Completed on time and within budget

Year: 1987-88

Reference Data: Shashin Patel, 609 490 3428

Senior Citizens Center, Colton, California.

Project Description: 100 Units of Housing..

Scope: Urban Design, Architectural Design.

Project Team: Bharat M. Gami, AIA with Asmita Gami

Project Schedule and Cost: Completed on time and within budget

Year: 1987-88

Reference Data: Competition Project

Occoquan Landing Apartments, Woodbridge, Virginia

Project Description: 100 townhouse units.

Scope: Design and Construction Documents.

Project Schedule and Cost: Completed on time and within budget

Year: 1984-85

Reference Data: Schwinn and Associates, (301) 469-8100

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512 Hudson Avenue, Weehawken NJ 07087
21 Catherine Street, Bloomingdale NJ 07403

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RELATED PROJECT EXPERIENCE:

Building Renovation and Expansion, Jersey City, NJ

Project Description: Building at 211 M. L. King Drive

Scope: Design and Site Plan.

Project Team: Bharat Gami

Project Schedule and Cost: Completed on time and within budget

Year: 1991

Reference Data: Arturo Davila, 201 330 0291

Laurel Housing Developement, Jefferson, New Jersey

Project Description: Three house models for proposed developement.

Scope: Design Drawings

Project Team: James M. McGlumphy

Project Schedule and Cost: Ongoing

Year: 1990

Reference Data: George Capodagli, 201 838 3600

Senior Citizen Center & Housing for the Elderly, Roosevelt, New Jersey.

Project description: 100 Units of Housing & Community facilities.

Scope: Evaluation consultant

Project Team: Bharat M. Gami, AIA with Architectural Design Studio at NJIT.

Project Schedule and Cost: Completed on time and within budget

Year: 1989

Reference Data: Tom Vonier, (202) 387 7600

Public Building Condition Assessment, State of NJ.

Project description: Office Renovation.

Scope: Feasibility study & Program analysis.

Project Team: James M. McGlumphy with NJIT B.E.A.R. Center.

Project Schedule and Cost: Completed on time and within budget

Year: 1989

Reference Data: Erv Bales, 201 596 3080

PSE&G Gas Meter Plant Office Renovation, Springfield, New Jersey.

Scope: Spatial analysis, Office layout & Future planning.

Project Team: James M. McGlumphy with NJIT Simulation Animation and Modelling Center.

Project Schedule and Cost: Completed on time and within budget

Year: 1989

Reference Data: Gordon Twadell, 201 912 3211

Urban Redevelopment, Pittsburgh PA.

Project Description: Waterfront mixed use developement.

Scope: Development planning & urban design.

Project Team: Bharat M. Gami, James M. McGlumphy and Architectural Design Studio at NJIT.

Project Schedule and Cost: Completed on time and within budget

Year: 1987-88

Reference Data: Scott Monroe, 201 740 1110

Urban Redevelopment, Ironbound, Newark NJ.

Project Description: Redevelopment along Ferry Street.

Scope: Development planning & urban design.

Project Team: Bharat M. Gami, James M. McGlumphy and Architectural Design Studio at NJIT.

Project Schedule and Cost: Completed on time and within budget

Year: 1987-88

Reference Data: Research Project

Urban Revitalization, Elkader, Iowa.

Project Description: Main Street Redevelopment.

Scope: Development potential analysis, feasibility studies, development programming, urban design, architectural design.

Project Team: Bharat M. Gami with Architectural Design Studio at Iowa State University.

Project Schedule and Cost: Completed on time and within budget

Year: 1980-82

Reference Data: Mayor Ed Olson, City of Elkader

Army Corps of Engineers, Defense Plant Door Replacement, Stratford, Conn

Project Description: Door replacement renovation.

Scope: Feasibility study, cost estimate, plans & specifications.

Project Team: James M. McGlumphy with Joel Ives, AIA.

Project Schedule and Cost: Completed on time and within budget

Year: 1982

Reference Data: Joel Ives, 201 794 1017

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512 Hudson Avenue, Weehawken NJ 07087
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RESUMES OF KEY PERSONNEL:

JAMES M. MCGLUMPHY, RA, PARTNER ARCHITECT

James M. McGlumphy, RA, is a Partner of the firm. He has a bachelor of architecture degree from Pratt Institute in Brooklyn, New York. He is registered as an architect in New Jersey, Massachusetts, Pennsylvania, New York and Maryland. He has worked with various distinguished architectural and construction firms in the United States, on award winning projects that include important civic buildings, single family housing, mid-rise condominiums, town houses, office buildings, warehousing schemes, retail shopping centers and multi-use commercial projects. He is actively involved in architectural education and research at NJIT. He is a certified by the National Council of Architectural Registration Boards. He has received various awards including a listing in Who's Who in American Education. He is considered an expert in the area of computer graphics and computer aided design and is a member of the National Computer Graphics Association, BOCA International and ACM/Siggraph.

BHARAT M. GAMI, AIA, PARTNER ARCHITECT-PLANNER

Bharat M. Gami, AIA, is a Partner of the firm. He has a master of architecture degree from Massachusetts Institute of Technology in Cambridge, Massachusetts. He is registered as an architect in New Jersey and Maryland and is a member of the American Institute of Architects, the New Jersey Society of Architects as well as the Newark suburban chapter of the NJSA/AIA. He is also licensed as a professional planner in New Jersey. He is a member of the School of Architecture Faculty at NJIT, and has lectured at various universities in the United States and Mexico. He has conducted field research of housing and community design at many locations throughout the world. He has received various awards & prizes including an Institute Medal for first rank in architecture from the Indian Institute of Technology and a scholarship from MIT for graduate studies in architecture.

GAMI/MCGLUMPHY ARCHITECTS & ASSOCIATES

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SERVICES OF THE FIRM:

Architecture

Schematic Design Phase:

Preliminary evaluation of program and budget requirements.
Schematic design documents consisting of drawings and outline specifications.
Preliminary evaluation of site use and improvements.
Selection of materials, building systems, equipment and methods of project delivery.

Design Development Phase:

Design development documents consisting of drawings and outline specifications.
Assist the construction manager in the preparation of cost estimate.

Construction Documents Phase:

Construction documents consisting of drawings and specifications.
Assist the construction manager in the preparation of the bidding documents and in the preparation of the cost estimate.
Assist the owner in the building/zoning permit process.

Bidding/Negotiation Phase:

Assist in obtaining bids.
Provide interpretations and clarifications of the drawings and specifications

Construction Phase:

Site visits to become familiar with the progress and quality of work.
Assist in the interpretation of contract documents.
Check shop drawings for conformance with design concept.
Review and sign change orders.
Conduct inspections to determine the dates of substantial completion and issue appropriate project certificates for payment.

GAMI/MCGLUMPHY ARCHITECTS & ASSOCIATES

512 Hudson Avenue, Weehawken NJ 07087

21 Catherine Street, Bloomingdale NJ 07403

Tel: (201) 866 4819

Tel: (201) 492 2776

SERVICES OF THE FIRM:

Additional Architectural Services:

Construction Management.
Programming for Future Facilities.
Alternative Designs for Cost Estimating/Bidding.
Life Cycle Costing.
Computer Aided Design, Drafting and Management.
Post Occupancy Evaluation.
Energy Conservation.
Passive and Active Solar Assessment and Design.
Energy Audits and Retrofit Analysis.
Retrofit Techniques for Achieving Energy Savings.
Energy Management.
Barrier-free Design.

Related Pre-Design Services:

Development Programming

Feasibility Studies.
Investigation of Existing Conditions.
Preparation of Measured Drawings.
Verification of Drawings of Existing Facilities.
Urban Renewal Projects for Public Sector Entities.
Adaptive Reuse of Individual Buildings.

Planning

Land Use Planning.
Noise Abatement.
Project Evaluation.
Infrastructure Development.
Master Plan Preparation

Urban Design

Site Evaluations/ Site Selection.
Downtown Revitalization.
Planned Unit Development.
Development of Community Facilities.

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SELECTED PUBLICATIONS

Book review of Charles Correa's **The New Landscape**,
Journal of Architectural Education, 1991.

"Towards Medium Size Cities: Global Prospects"
1990 ACSA Technology Conference
held at Los Angeles, California
February 1990

"New Visions for the Settlers' Dreams: A Study of Human Settlements"
4th International Making Cities Livable Conference
held at Charleston South Carolina
March 1988.

"Housing Technologies and Energy Efficiency"
IAHS World Congress on 'Innovations in Sciences and Technology for the Future'
held at Berlin, West Germany
October 1987.

"Socio-Technical-Spatial Systems: An Architecture of Three Dimensional Productivity"
Co-author with David L. Hawk and Glenn Goldman
The Society for General Systems Research Conference
Univ. of Pennsylvania, Philadelphia, Pennsylvania
May 1986.

"Housing Systems: Professional and User Input, Guadalajara Demonstration Project."
IAHS World Conference on Housing:
Planning, Financing, Energy Conservation and Construction
held at Miami, Florida
November 1983

"Minimizing Energy Demands in Medium Size Cities: Global Prospects."
International Journal for Housing Science and Its Applications, Vol 7, No. 3
1983

"Video Cassette on Third World Urbanization"
Interplan, The Newsletter of the International Division of the American Planning Association
December 1982

"Proyecto de Mejoramiento Urbano en Balcones del Cuarto",
(Urban Upgrading Project in Balcones del Cuarto)
Programa de Estudios Urbanos, ITESO, Guadalajara, Mexico
(In Spanish)
1982

"Housing Poses Problems for Developing Countries"
by Deborah Lovig, in **Iowa State Daily, Ames Iowa**
April 10, 1981

"Struggle for Shelter: Third World Perspective"
A Color Documentary Video
Produced by Media Resources Center, Iowa State University
Researched and written by Bharat Gami
Running Time: 20 Minutes, Cost: \$75.00
Distributor: The Iowa State University Research Foundation
315 Beardshear Hall, ISU, Ames Iowa 50011
1981

"Minimizing Energy Demands in Medium Size Cities: Global Prospects."
IAHS International Conference on
Energy Resources and Conservation Related to Built Environment
held at Miami, Florida
December 1980

"Urban Settlements in Intermediate Cities, Gujarat, India"
Urban Settlement Design Program
Massachusetts Institute of Technology, Cambridge MA
June 1979.

"Housing in Urban Areas of Egypt"
Urban Settlement Design Program
Massachusetts Institute of Technology, Cambridge MA
June 1978.

"Photographic studies of human settlements Including cover photographs
Urbanization Primer
by Caminos and Goethert
MIT Press, Cambridge Massachusetts
1977

**ROBERT C. HOLMES, ESQ.
COUNSEL**

Mr. Holmes, a Harvard Law School graduate, has been a member of the New Jersey Bar since 1971. He currently specializes in real estate and development in his practice, including extensive redevelopment work. In this regard, Mr. Holmes currently represents the Housing and Redevelopment Agencies in Atlantic City, Asbury Park and Jersey City.

Mr. Holmes is the former Executive Director of the Newark Watershed Conservation and Development Corporation where he supervised the management, planning and limited development of the 35,000,000 acres Newark Pequannock Watershed.

As the former Executive Director of the Newark Housing Development and Rehabilitation Corporation, Mr. Holmes was responsible for the formulation and administration of housing policies and programs for the City of Newark. In this regard, Mr. Holmes was directly involved in the rehabilitation of over 1,000 housing units, the construction of over 150 new housing units, as well as an out-patient health care facility.

Mr. Holmes is also a former Assistant Commissioner of the New Jersey Department of Community Affairs (DCA). In this regard, he supervised the State of New Jersey's Division on Housing and Division on Planning. Additionally, as a DCA Commissioner, Mr. Holmes served as a member of the Board of the New Jersey Economic Development Authority and was appointed by the Governor to chair a State created corporation intended to create housing opportunities for low and moderate income families and individuals affected by the advent of Casino gambling in Atlantic City.

Mr. Holmes, the author of numerous scholarly works on the New Jersey's far reaching Mount Laurel Law, has lectured extensively on this topic and has served as an Adjunct Professor at Rutgers University.

Bob's advice is critical to **the Serenity Redevelopment Group Two, Inc.** not only in the context of his legal expertise, but also in the context of his vast first hand experience with the myriad of Government Programs and Government Regulations affecting the proposed undertaking, as well as his ultimate familiarity with the communities of Newark.

EXTRA FEATURES PROVIDED BY THE DEVELOPER

The Serenity Redevelopment Group Two, Inc. has decided to include a number of extra features in its proposal after extensive meetings with the Newark Tenants Council and a thorough examination of the requirements described in the RFP. These features are as follows:

AIR CONDITIONING UNITS:

Air conditioning units will be provided for the tenants at the Developer's expense, to the Newark Tenants Council for distribution and to the Newark Housing Authority for their installation. If these are refused or are not acted upon, no credit will be issued.

WASHERS AND DRYERS:

Washers and Dryers will be provided for the tenants at the Developer's expense, to the Newark Tenants Council for distribution and to the Newark Housing Authority for their installation. If these are refused or are not acted upon, no credit will be issued.

AREA RUGS FOR BED ROOM AREAS:

Area Rugs for Bed Rooms will be provided for the tenants at the Developer's expense, to the Newark Tenants Council for distribution and to the Newark Housing Authority for their installation. If these are refused or are not acted upon, no credit will be issued.

STORAGE SPACE:

Much needed storage space will be provided in units for tenants use, at the Developer's expense. The units have been designed to maximize storage space in every unit. The master bed rooms in every unit have two closets. All of the habitable spaces have at least one closet. Many of the larger units have attic storage spaces, as requested by members of the Newark Tenants Council. These spaces will provide an area for keeping seasonal clothing, children's belongings and miscellaneous house hold items. In addition, consideration will also be given to provide basement storage spaces, where site conditions require excessive soil removal and fill.

RANGE HOODS:

Range hoods over stoves will be provided at the Developer's expense for the tenants, to the Newark Tenants Council for distribution and to the Newark Housing Authority for their installation. If these are refused or are not acted upon, no credit will be issued.

COMMUNITY/COMMERCIAL AREAS

Two areas have been allocated on Site A (Scudder Homes Site), as community/commercial areas. These areas are at the intersection of Mercer Street and Broome Street, as well as at the intersection of Court Street and Broome Street. It is the belief of the developer that because of heavy vehicular traffic on these corners - they are unsuitable for housing. The developer proposes that these areas

be designated for community/commercial purposes. The particular details for development of these corners are to be worked out in coordination with the Newark Tenants Council, HUD, Newark Housing Authority and the City of Newark.

25,000 DOLLARS FOR TENANTS/MANAGEMENT BUILDING:

25,000 dollars in fit up cost will be provided for fixtures in the tenants/management building as a part of this proposal to the Newark Tenants Council for distribution and to the Newark Housing Authority for their installation. If these are refused or are not acted upon, no credit will be issued.

MASTER TV ANTENNAS AND CABLE HOOK UPS:

Master Television Antennas will be provided to comply with HUD requirements. In addition, there will be provision for cable hook ups for tenants use in every unit at the developer's expense. If these are refused or are not acted upon, no credit will be issued.

SUB-SURFACE SOILS INVESTIGATION

Critical to the formulation of a proposal for this project was a thorough investigation of sub-surface soil conditions on the various sites. The Serenity Redevelopment Group is uniquely qualified in that we are the developers for the 100 unit town house project (NJ39-P002-040) currently underway. Our first hand experience in dealing with conditions which have been uncovered on that project has allowed us to more fully understand and budget for inclusion of solutions in this proposal.

We have consulted with a professional engineering firm and a soils engineering firm and have done extensive study to better understand the scope of the problem and the options, in terms of solutions. Of particular concern are the conditions on the largest site - Site "A" between Mercer and Court Streets - the "so called" Scudder Homes site. This project will be the fourth development of this property. Small row houses were erected on this site in the early 1900's and were replaced by high rise apartment buildings in 1961. These 13 story structures were demolished in 1987 to make way for 100 town house type units. It is speculated that insufficient precautions concerning the soil conditions contributed to the failure of structures erected by City Construction (begun in 1988). The demolition of the high rises as well as debris left during demolition of the City Construction town houses is a cause for serious concern, in our opinion. The problem is however solvable. Old foundation walls, footings and slabs are buried throughout the site. In some areas of the site the debris is present in disturbed soil for a depth of up to twenty feet. In other areas of the site there are subsurface conditions similar to sites which The Serenity Redevelopment Group has encountered on other scattered sites.

Our soils consultant reviewed the soils reports that were offered as part of the RFP and made several recommendations in consort with our structural consultant to insure the lasting stability of the proposed new construction. Options include removal and replacement of soil, partial removal and replacement and footing excavation to suitable bearing material, dynamic compaction, caissons and a system of piles with grade beams. Further study suggests that some combination of partial removal and replacement as well as a system of piles and grade beams would be the most cost effective and reliable method to insure stable foundations.

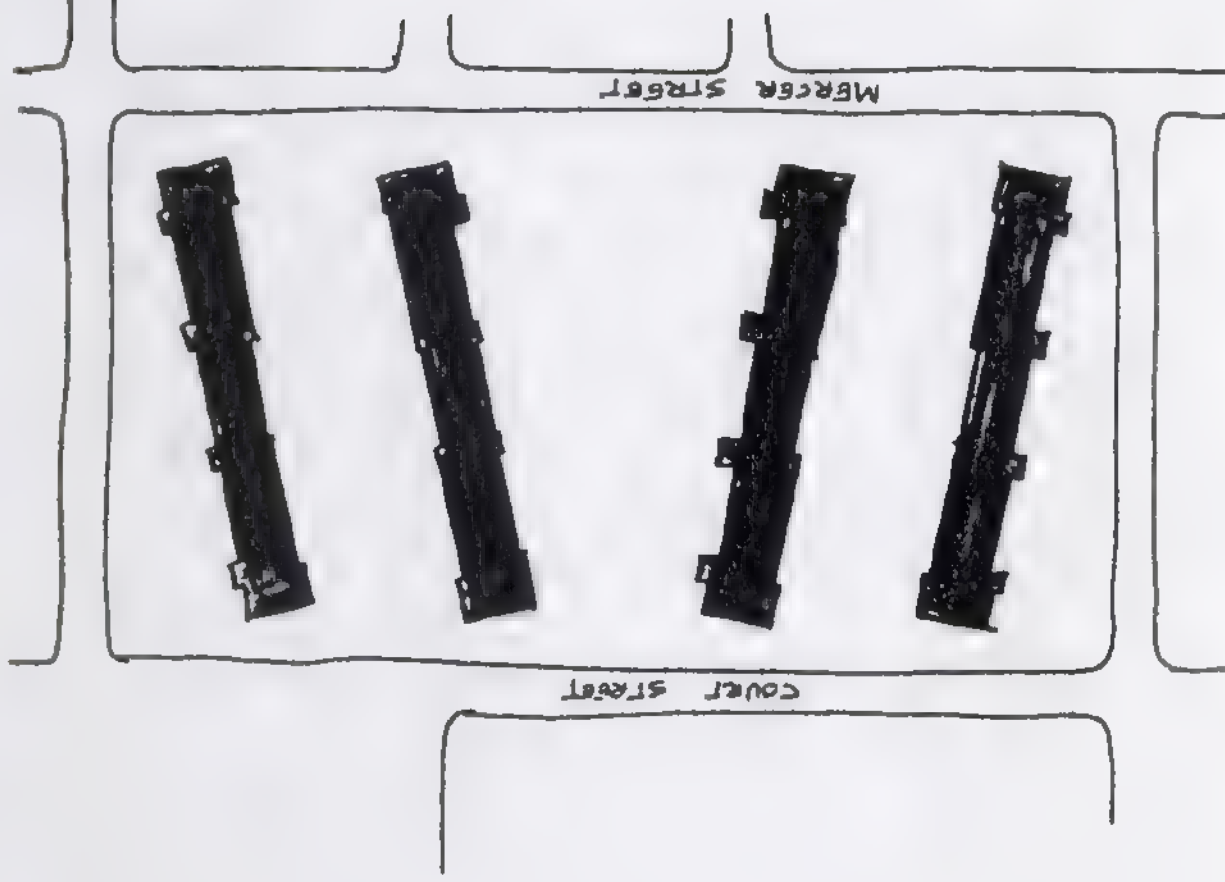
Recommendations for possible construction are steel tipped timber piles with pile caps, grade beams and one way floor slabs in crawl spaces in areas where soil disturbance is over 10 feet deep. Piles could be driven at about fifteen feet on center. Construction above the ground can be factory engineered modular construction.

In areas of ten feet or less of disturbed and unsuitable soil, partial removal replacement is recommended. Material with scattered debris and foundations present would be removed, replaced and compacted to rat slab level. Excavation for footings would be to suitable material with a conventional spread footing.. This solution is what is being used on NJ39-P002-040 when a partial foundation and buried sections of demolished or fire damaged buildings have been encountered.

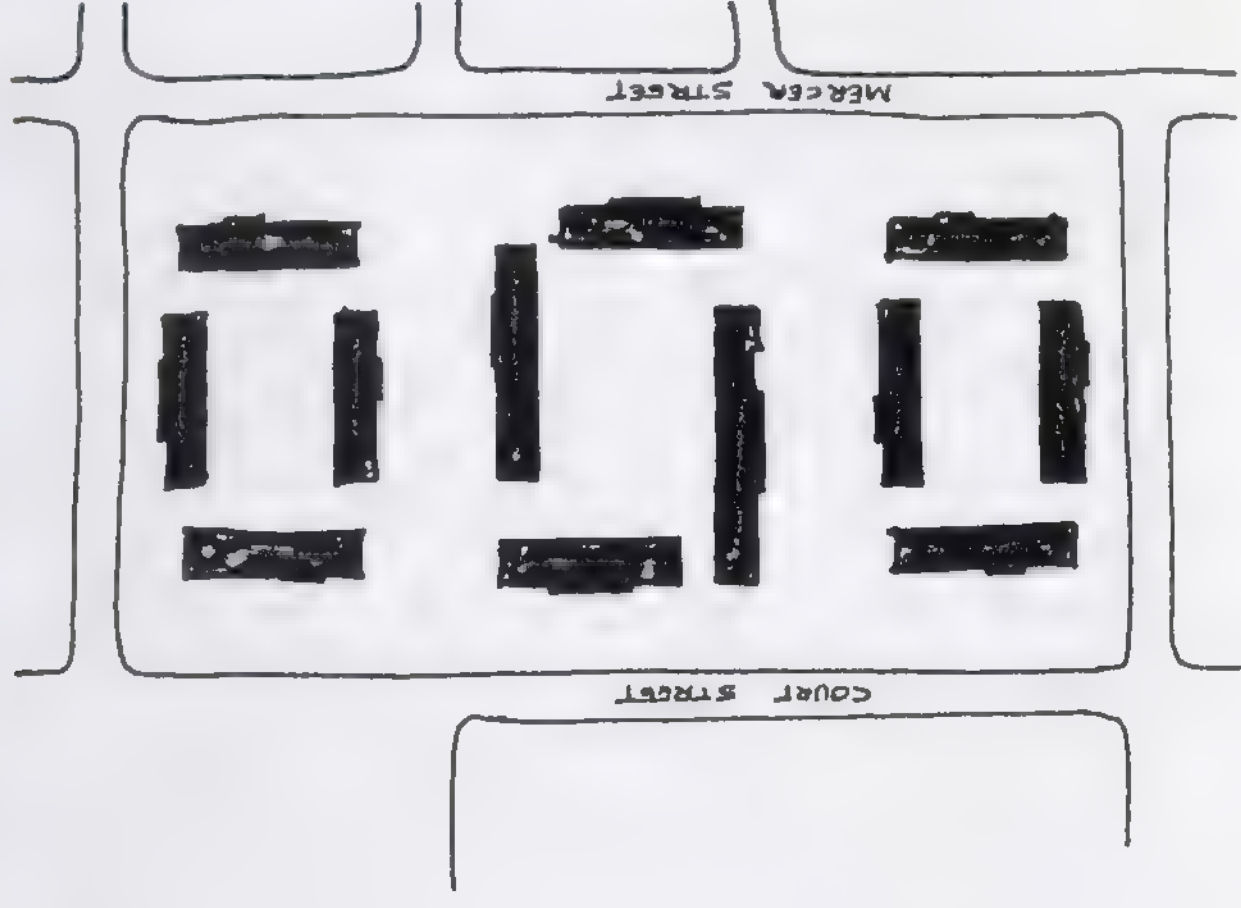
The developer has contemplated the possible cost for a remedy to soils and foundations problems and with the experience of a similar project as a guide, has allowed adequate consideration for them in this proposal.



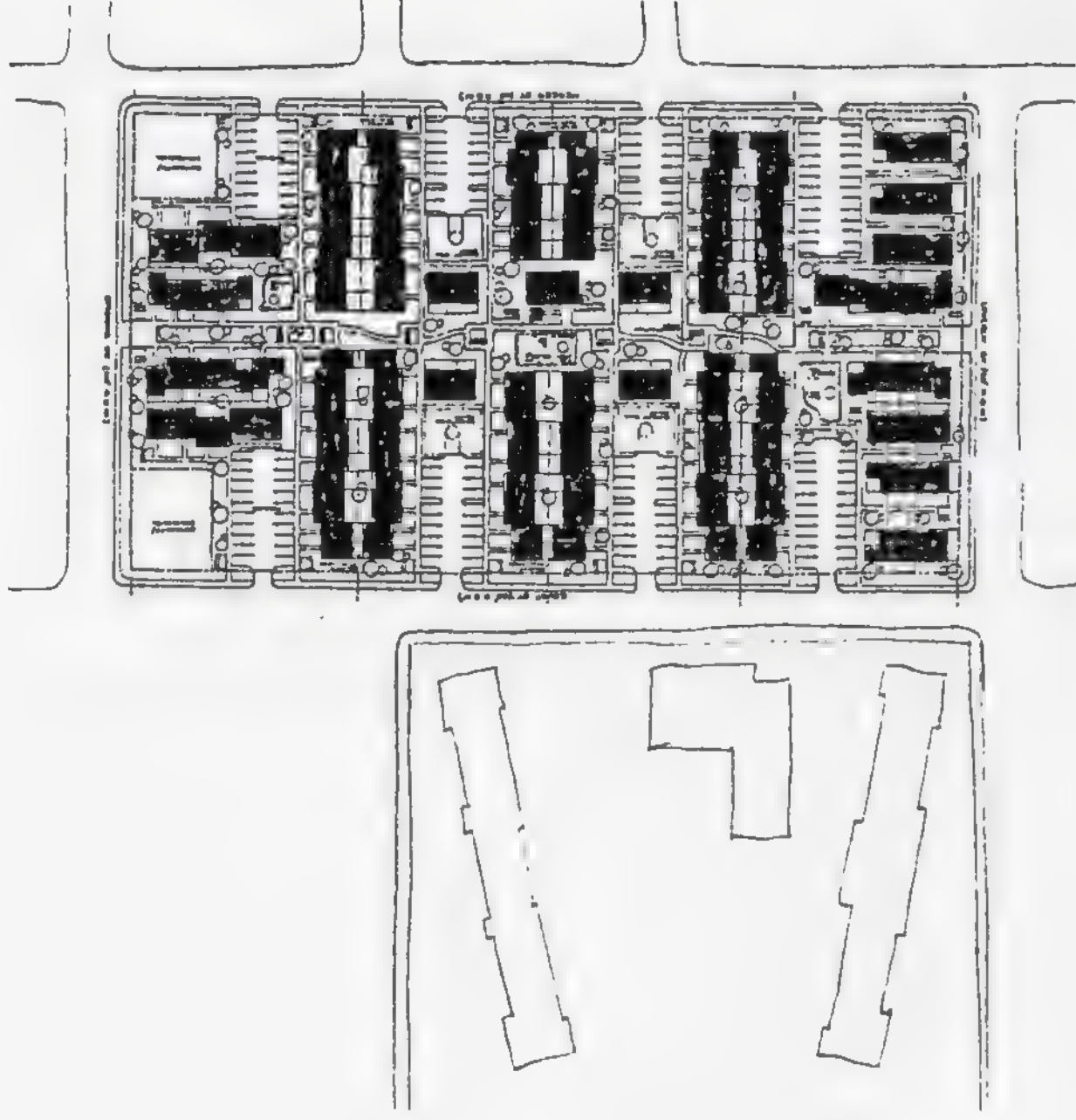
NEIGHBORHOOD OF HOMES - 1926



SCUDDER HOMES - 1961



SCUDDER HOMES 1987



SERENITY HOMES 1994

HOUSING AUTHORITY OF THE CITY OF NEWARK

Project NJ39-P002-041

PREPARED BY:

THE SERENITY REDEVELOPMENT
GROUP TWO, INC.
in collaboration with
THE NEWARK TENANTS COUNCIL

Gami/McGlumphy Associates,
Architects & Planners

DEVELOPER'S QUESTIONNAIRE

All questions must be answered and the data given must be clear and Comprehensive. This statement must be notarized. If necessary, add separate sheets for the items marked *.

1. Name of Developer The Serenity Redevelopment Group 2, Inc.
- 1a. Name of entity signing contract with NHA Same
2. Permanent main office address 12 Butternut Ter., Kinnelon, N.J. 07405
Telephone # 201-838-3600
3. When organized 1990
- *4. When incorporated 1991
(Provide copy of certificate of incorporation)

(If not incorporated, state the nature of business relationship, the % of ownership, as well as the value of same. If corporation is new, please list previous corporation that will provide a history of your participation as a Developer.)

- 4a. List all principals of the Company signing contract with NHA.

Name of Principal	Address	% of Ownership
George M. Capodagli	12 Butternut Ter.	100%
	Kinnelon, N.J. 10405	

5. How many years have present firm name

6. *Contracts completed and the amount
1993 \$

7. *G

DEVELOPER'S QUESTIONNAIRE

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- 4a. List all principals of the Company signing contract with NHA.

Name of Principal	Address	% of Ownership
<u>George M. Capodagli</u>	<u>12 Butternut Ter.</u>	<u>100%</u>
<u></u>	<u>Kinnelon, N.J. 10405</u>	<u></u>
<u></u>	<u></u>	<u></u>

5. How many years have you been engaged in the contracting business under your present firm name? 3 Yrs. with The Serenity Redevelopment Group 2, Inc.
6. *Contracts on hand. 15 Years with other Serenity Companies.
(Schedule these, showing gross amount of each contract and the approximate anticipated date of completion.) \$ 8,300,000. (H.U.D.)
1993 Completion.
7. *General character of work performed by your company? Masonry/ Site
Overall supervision
8. *Have you ever failed to complete work awarded to you? No
*If yes, explain:
9. Have you ever defaulted on a contract? No
*If yes, explain:
10. *List the more important contracts recently completed by your company, stating approximate cost for each and the month and year completed.
\$3,500,000. - Serenity Office Park (10/90) \$450,000. North Ward
\$1,200,000. - Residential (10/90) School site preparation (10/92)
11. *List any future projects and approximate cost for each and month and year of anticipated completion.
12. *Experience in work similar in importance to this project. Provide name, location of each project contact person and telephone number.
Currently doing N.J. -40

- 12a. *List other construction projects in which Developer and Principals were involved. State the nature of your involvement in these construction jobs (i.e. prime, subcontractor, etc.)

Project	Serenity Professional Park & Serenity Private	Value \$ 3,500,000.
Company	Home Construction	Assets
Address		% of Ownership
Principal		100%
Responsibilities		

Project	N.J. 40 (100 Units)	Value \$ 8,300,000.
Company		Assets
Address		% of Ownership
Principal		100%
Responsibilities		

- 12b. Were any of the above projects: Townhouse Construction? If so, provide the following:

# of Units	Cost	Owner	Completion Date
100	\$ 8,300,000.	H.U.D./N.H.A.	1993
			In construction

Locations: Bergen/ Chadwick

- 12c. Were any of the above projects: PHA Low Cost Homes Construction? If so, provide the following:

# of Units	Cost	Owner	Completion Date
100	\$ 8,300,000.	H.U.D./N.H.A.	1993
			In construction

Locations:

- 12d. Were any of the above projects: Private Homes Construction? If so, provide the following:

# of Units	Cost	Owner	Completion Date
1	\$ 465,000.	Jim Cronin	
1	500,000.	Ron Olsowy	
1	1,200,000.	Capodagli Trust	

Locations: Kinnelon

- 12e. Were any of the above projects: Office Buildings? If so, provide the following:

# of Units	Cost	Owner	Completion Date
1	\$ 3,500,000.	Columbia Saving	1990

Locations: Kinnelon

12f. Other. Explain:

\$ 450,000. Site work contract new North Ward School-
Newark Board of Education. 1992

13. *Background and experience of the principal members of your personnel,
including the officers.

14. *Assets available for company signing contract with the NHA.
Amounts

15. Location of assets, if assets jointly contributed, state amount contributed
by each principal and location of same.

Provide three (3) Bank References:

Name & Address of Bank	Project Financed/ Including Year	Amount Financed
N.J.H.M.F.A.	100 Units	\$ 6,300,000.
		\$
		\$
Is Project Completed?	Contact Person/Tel. #	Owner of Project(s)

Ray H. Capodaglio
(Name of Developer)

Subscribed to and Sworn
before me this 25 day
of November 1992.

Margaret Pagliaroli
Notary Public

My Commission expires:

MARGARET PAGLIAROLI
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 15, 1996

**Attach all required financial statements and information that are applicable.

CERTIFICATE OF DEVELOPER

PROJECT NJ 39-P002-041

I, George M. Capodagli am the President
of The Serenity Development Group 2, Inc. (herein and after
referred to as "the Developer"), with my principal address place of
business at 12 Butternut Ter., Kinnelon, N.J. 07405.

I have reviewed the submissions prepared by the Developer
which were provided to the Housing Authority of the City of Newark
in conjunction with a proposal submitted for the development of
199 units of Public Housing on the Project known as NJ 30-P002-041.

I hereby certify, on behalf of the Developer, that the
heretofore mentioned documents and all documents submitted herewith
are accurate and true. I understand and agree that this
representation may be relied upon by the Housing Authority of the
City of Newark in considering the Developer's proposal.

If anything contained herein is not true and accurate, such
shall constitute a breach by the Developer of any Development
Contract between the Developer and the Housing Authority of the
City of Newark.

I hereby certify that the above is true.
I understand that if any statement is untrue,
I am guilty of false swearing.

George M. Capodagli

Dated: 11/23/92

**Certificate of Incorporation
of**

THE SERENITY REDEVELOPMENT GROUP, INC.

**FORWARDED FOR RECORDING
AND FILING**

BY: (INCLUDE ADDRESS AND ZIP CODE)

George M. Capodagli
36 Fox Ledge Road
Kinneelon, N.J. 07405

STATE OF NEW JERSEY

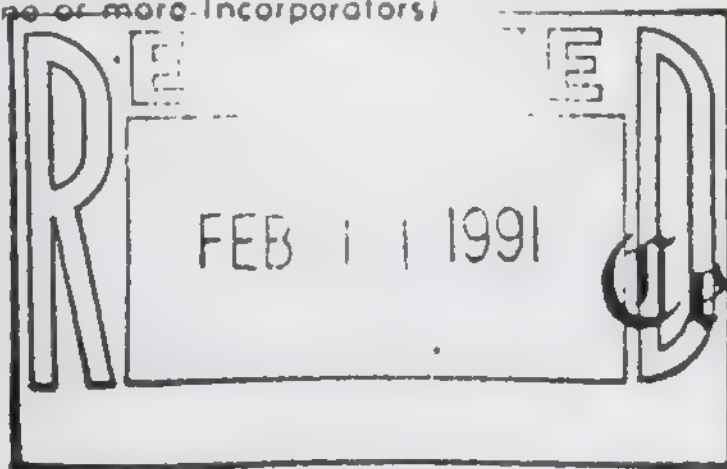
I, The Secretary of the State of New Jersey, DO HEREBY CERTIFY that this is a true copy of CERTIFICATE OF INCORPORATION and the endorsements thereon, as the same is taken from and compared with the original filed in my office on the 6th day of February A.D. 1991 and now remaining on file and of record therein.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal at Trenton, this day 7th of February A.D. 1991

SECRETARY OF STATE

Joan Hebeke



Certificate of Incorporation of

FILED

FEB 6 1991

THE SERENITY REDEVELOPMENT GROUP, INC.

JOAN HABERLE
Secretary of State

This is to certify that, there is hereby organized a corporation under and by virtue of N.J.S. 14A:1-1 et seq., the "New Jersey Business Corporation Act."

14A:2-7 (1) (a) 1. *The name of the corporation is* THE SERENITY REDEVELOPMENT GROUP, INC.

14A:2-7 (1) (g) 2. *The address (and zip code) of this corporation's initial registered office is*
135 Kinnelon Road, Kinnelon, New Jersey 07405

and the name of this corporation's initial registered agent at such address is
GEORGE M. CAPODAGLI

14A:2-7 (1) (b) 3. *The purposes for which this corporation is organized are:*

To engage in any activity within the purposes for which corporations may be organized under the "New Jersey Business Corporation Act." N.J.S. 14A:1-1 et seq.

14A:2-7 (1) (h) 5. The first Board of Directors of this corporation shall consist of one Director(s) and the name and address of each person who is to serve as such Director is:

Name	Address	Zip Code
George M. Capodagli	36 Fox Ledge Road Kinnelon, N.J.	-07405

14A:2-7 (1) (i) 6. The name and address of each incorporator is:

Name	Address	Zip Code
George M. Capodagli	36 Fox Ledge Road Kinnelon, N.J.	-07405

In Witness Whereof, each individual incorporator, each being over the age of eighteen years, has signed this Certificate; or if the incorporator be a corporation, has caused this Certificate to be signed by its authorized officers, this ~~1st~~ day of ~~September~~ 19 ~~90~~

February 91

SANDRA MCGINNIS
A Notary Public of New Jersey
My Commission Expires 11/24/94

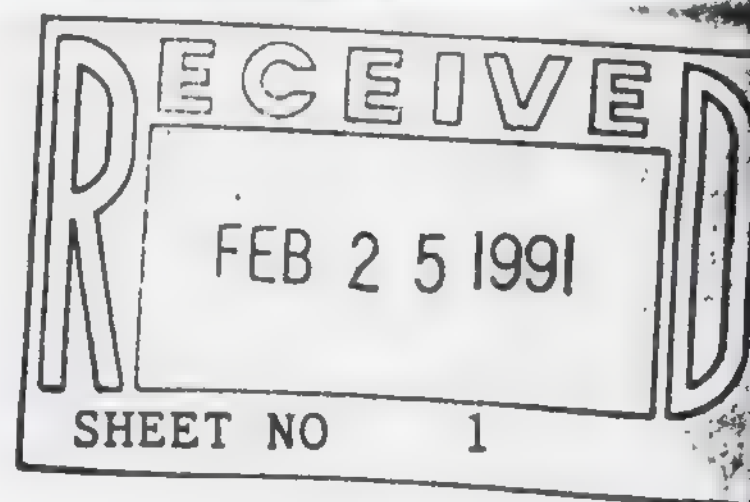
GEORGE M. CAPODAGLI

FILE COPY - *Copy*

STATE OF NEW JERSEY

DEPARTMENT OF STATE
COMMERCIAL RECORDING BUREAU
CN 308 - TRENTON, N.J. 08625

TRANSACTION NO
91 0676568



RECEIPT OF PAYMENT FOR : CERTIFICATE OF INCORPORATION (D)

FILING DATE 02/07/91

SERENITY REDEVELOP
135 KINNELON RD
KINNELON NJ 07405

FILING FEE 100.00
LICENSE FEE
INQUIRY FEE
EXPEDITED FEE 5.00
PHOTO COPY FEE
CERTIFIED COPY 25.00
MISC FEE
POSTAGE FEE
TOTAL-AMT 130.00
PAYMENT AMOUNT 130.00

PAYER M O
PAYMENT TYPE CHECK
AUDIT CODE 01

CORP NAME: THE SERENITY REDEVELOPMENT GROUP, INC.

DOMESTIC PROFIT STATUS: ACTIVE CORP NO: 0100474782

INCORPORATION DATE: 02/06/1991 STATE: NJ

STOCK: 1000 TERM: PERPETUAL PURPOSE: GENERAL

AGENT STATUS: ACTIVE

GEORGE M. CAPODAGLI
135 KINNELON ROAD
KINNELON

NJ 07405

ANNUAL REPORT DUE: FEBRUARY LATEST RECEIVED: FOR THE YEAR
STATUS 91: NA 90: NA 89: NA 88: NA 87: NA 86: NA

DOCKETED JUDGEMENTS OUTSTANDING: NONE

INCORPORATORS: G. M. CAPODAGLI
36 FOX LEDGE ROAD
KENNELON NJ 07405

PREVIOUS NAME: NONE

SITE PLAN AND LAYOUT

Newark was a "city of little communities". This was most evident in the central ward, which is often referred to today as the "renaissance ward in the renaissance city". Twenty five years ago, there were no vacant lots, and there were many little villages or communities in the central ward. Springfield Avenue was lined with beautiful shops, houses and community buildings. Many people have their roots in this area. Even today, people relate to different things. They relate to different buildings, locations and events.

The site planning approach attempts to recreate the traditional residential settings without duplicating them. An attempt is made to create community clusters, with their unique identity on the Scudder Homes site. The semi-private court, in each cluster would contain play areas for children, entrances to different units, and parking spaces. An attempt is made to allocate as much land area as possible to individual units in the form of private yards. It is hoped that extended outdoor spaces adjacent to each of the units would improve the quality of life of these tenants. The sense of ownership, and the sense of pride in one's immediate surroundings, will assure that these spaces will be maintained and used by the tenants. In addition, these private/rear yards are also meant to be secured, by bringing the end buildings closer together. Amenities such as conversation areas, children's tot lots, basketball courts, pedestrian walkways and landscaped courts have been provided as frequently as possible.

A landscaped pedestrian walkway will be developed along the middle of the Scudder Homes site, which will be dotted with conversation areas, children's play spaces and community amenities. At the center of this walkway will be a community facility building, which will house the community meeting spaces, tenants/management facilities and maintenance facilities. A tower located adjacent to this building will create a community land mark and provide a sense of identity to this entire development. All of the tenants will be able to come to this building and to the pedestrian walk way, without crossing any roads with vehicular traffic. This will be particularly suitable for children, young adults and elderly living in the community.

Two areas have been allocated on Site A (Scudder Homes Site), as community/commercial areas. These areas are at the intersection of Mercer Street and Broome Street, as well as at the intersection of Court Street and Broome Street. It is the belief of the developer that because of heavy vehicular traffic on these corners - they are unsuitable for housing. The developer proposes that these areas be designated for community/commercial purposes. The particular details for development of these corners are to be worked out in coordination with the Newark Tenants Council, HUD, Newark Housing Authority and the City of Newark.

Each site has been individually inspected and analyzed. Field research was conducted on each site, to record its characteristics, and its adjacent environment. Site plans and lay outs were developed for each of the sites after extensive discussions with the Newark Tenants Council and a thorough examination of the requirements of the RFP.

All of the units are designed as two story town house units except for the handicapped units, which have an upper level walk up unit, . This would result in a low density residential environment, similar to what existed several decades ago, and what exists in much of the city today. Such an approach is appropriate because

research conducted by the Serenity team indicates that low density housing results in better quality housing, stronger community ties and greater pride in one's dwelling environment.

UTILITIES AND ACCESS ROADS

Utilities will be accessed from main lines running along the major streets on each of the sites. On sites B through G, an attempt is made to locate units as close as possible to the major streets, in order to create an appropriate town house style street front environment as well as to reduce the lengths of the utilities. On site A, (Scudder Homes Site) an attempt is made to reduce the cost of utility networks and access roads by organizing community clusters. These clusters would not only provide a greater sense of privacy and a sense of identity to the people, but would also simplify the organization of utility lines. An absence of public roads passing through the Scudder Homes site will assure that unrelated traffic would be kept out of the site, affording peaceful and environmentally clean atmosphere.

The schematic site plans have been developed based upon the information contained in the RFP, the developers own field investigation and extensive discussions with the Newark Tenants Council. Developer has also contacted major utility companies and has verified the availability of utilities along all major streets. The designs have been developed so that no connection to the utility lines are greater than 50'. All off-site utilities and their connections shall be the responsibility of the developer. Detail grading plans and utility locations will be developed in the early phase of the project development.

WORKS OF ART

The works of arts such as sculptures, mosaics and murals will be incorporated at various locations through out this project. The collaborative partnership with the Newark Tenants Council will help the developer in identifying local artists, as well as in organizing an arts competition at the Newark Public schools to identify local talents. The cost of all the works of art shall not exceed one percent of the amount budgeted for the dwelling construction and equipment.

ADEQUACY OF CURRENT ZONING:

All of the sites have been evaluated in the context of current zoning ordinance of the city of Newark. Information such as set back lines etc. are given on the site plans. The evaluation suggests that, all of the sites will permit the intended development, and that no variances are likely to be required.

SOIL EROSION CERTIFICATE:

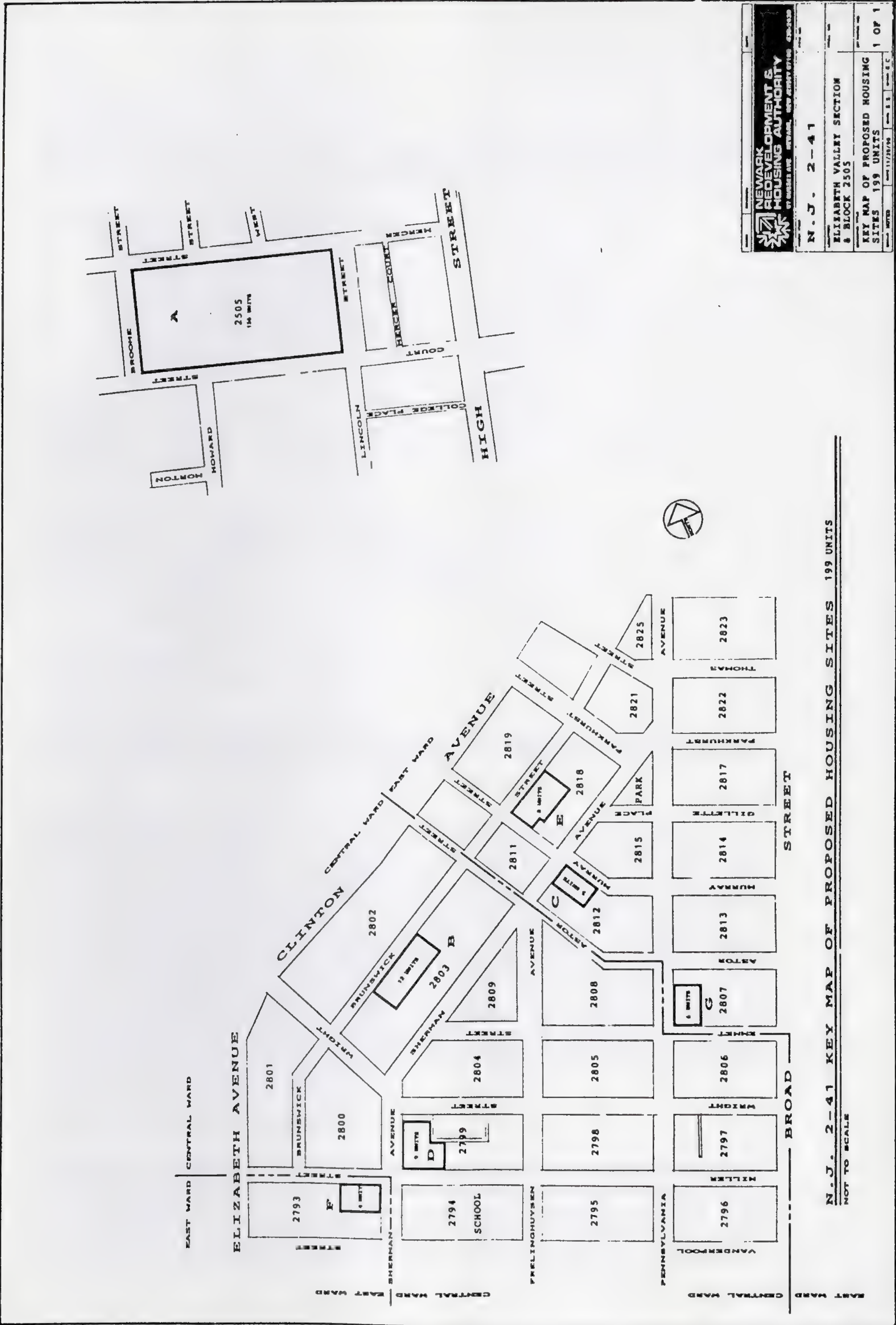
The developer will obtain a Certificate of soil erosion and Sediment Control Plan prior to the construction documents approval, as requested in the RFP.

AIR POLLUTION MITIGATION:

The developer will comply with recommended air pollution mitigation as requested in the RFP.

SITE TESTING FOR STRUCTURAL CAPABILITIES:

The developer will perform specific site testing for structural capabilities of the soil before final design of the project is approved, as requested in the RFP. The developer further agrees that the final responsibility for soil investigation and related design rests with the developer, with no increase in the proposal price.



N.J. 2-41 KEY MAP OF PROPOSED HOUSING SITES 199 UNITS
NOT TO SCALE

NEWARK
REDEVELOPMENT &
HOUSING AUTHORITY

ST. MARKS AVE. NEWARK, NEW JERSEY 07102

N.J. 2-41

ELIZABETH VALLEY SECTION
8 BLOCK 2505

KEY MAP OF PROPOSED HOUSING
SITES 199 UNITS

1 OF 1

SITE A

LOCATION:

Tax Block 2505, which is bounded by Mercer, Lincoln, Court and Broome Streets. This site was the location of four 13 story buildings that were demolished in 1986.

DWELLING UNIT DISTRIBUTION:

5	2 Bed Room Units for Handicapped
50	2 Bed Room Units
5	3 Bed Room Units for Handicapped
74	3 Bed Room Units
2	4 Bed Room Units for Handicapped
14	4 Bed Room Units
5	5 Bed Room Units

COMMUNITY FACILITIES:

Management Facilities	600 Sq. Ft.
Maintenance Facilities	1100 Sq. Ft.
Community Facilities	2200 Sq. Ft.

COMMUNITY/COMMERCIAL AREA:

At Mercer St and Broome St.	75' x 75' space
At Court St. and Broome St.	90' x 75' space

EXISTING CONDITIONS:

Zone: B3 and R4
Lot Area: 306,232 Sq. Ft.

DESCRIPTION:

The site is bounded by Mercer Street in the North, Court Street in the South, Lincoln Street in the East and Broome Street in the West.

HISTORY:

Original development on this site consisted of three blocks of row houses and street front commercial structures. In addition to the four streets that bound the site, there were two cross streets connecting Mercer and Court Streets. They were named Howard Street and West Street. Four 13 story high structures were built here in the early sixties, and the two cross Streets (Howard and West Streets) were closed. In May 1987 and early 1988 the four high rises known as Scudder Homes were demolished, eliminating 800 apartments. In 1988 contract was awarded to City Construction Co. of Jersey City to build 100 town houses. In July of 1989 the contractor was fired for non performance and delays. In September of 1990 the town house structures built on the site were demolished, under a "state of emergency" order by the Mayor of the City. Currently the site is vacant and is filled with construction debris and vegetation.

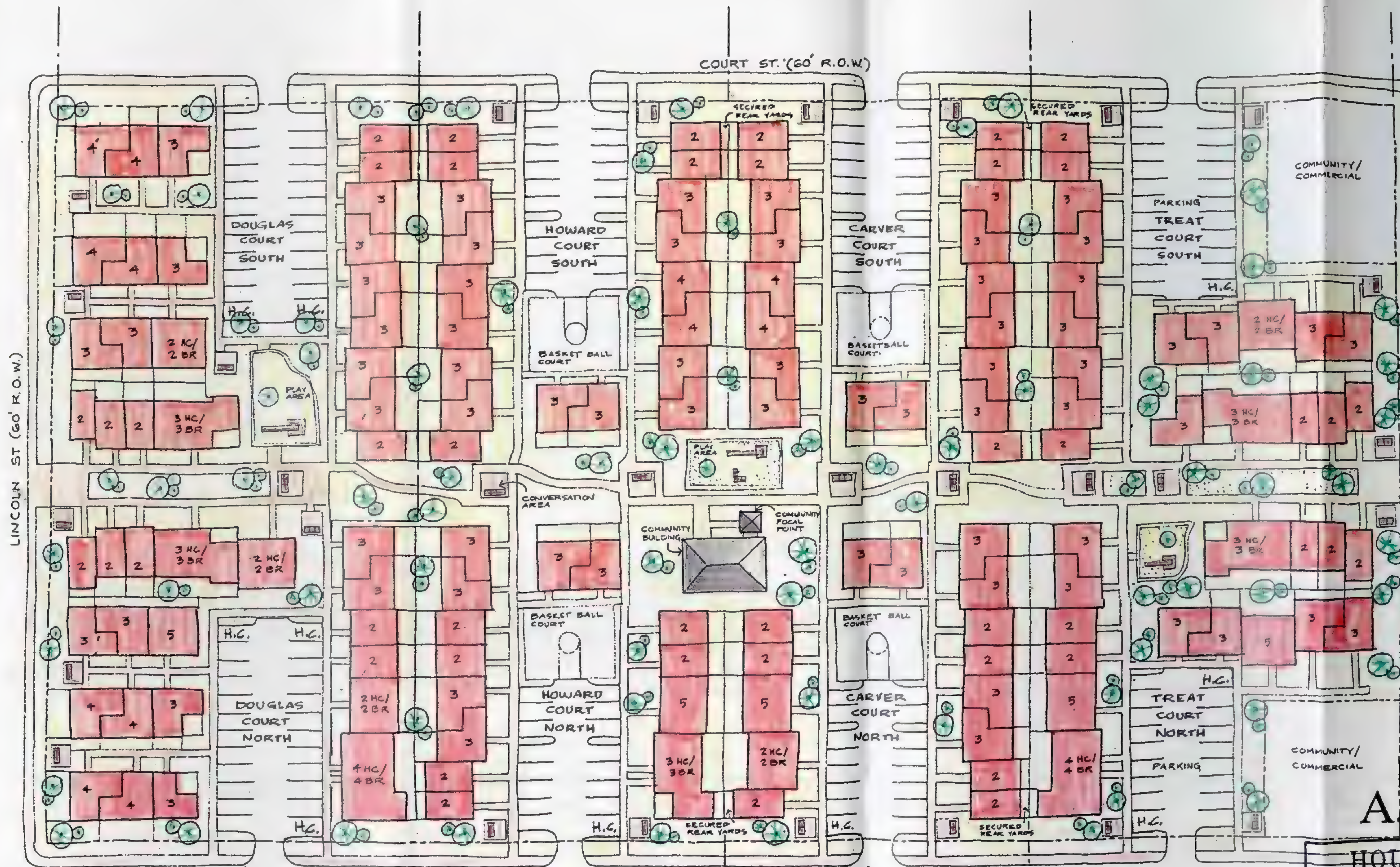
SITE AND SITE IMPROVEMENTS:

The site planning approach attempts to recreate the traditional residential settings without duplicating them. An attempt is made to create community clusters, with their unique identity on the Scudder Homes site. The semi-private court, in each cluster would contain play areas for children, entrances to different units, and parking spaces. An attempt is made to allocate as much land area as possible to

individual units in the form of private yards. It is hoped that these extended outdoor spaces adjacent to every unit would improve the quality of life of the tenants living in these units. The sense of ownership, and the sense of pride in one's immediate surroundings, will assure that these spaces will be maintained and used by the tenants. In addition, these private/rear yards are also meant to be secured, by bringing the end buildings closer together. Amenities such as conversation areas, children's tot lots, basketball courts, pedestrian walk ways and landscaped courts have been provided as frequently as possible.

A landscaped pedestrian walk way will be developed along the middle of the Scudder Homes site, which will be dotted with conversation areas, children's play spaces and community amenities. At the center of this walk way will be a community facility building, which will house the community meeting spaces, tenants/management facilities and maintenance facilities. A tower located adjacent to this building will create a community land mark and provide a sense of identity to this entire development. All of the tenants will be able to come to this building and to the pedestrian walk way, without crossing any roads with vehicular traffic. This will be particularly suitable for children, young adults and elderly living in the community.

Two areas have been allocated on Site A (Scudder Homes Site), as community/commercial areas. These areas are at the intersection of Mercer Street and Broome Street, as well as at the intersection of Court Street and Broome Street. It is the belief of the developer that because of heavy vehicular traffic on these corners - they are unsuitable for housing. The developer proposes that these areas be designated for community/commercial purposes. The particular details for development of these corners are to be worked out in coordination with the Newark Tenants Council, HUD, Newark Housing Authority and the City of Newark.



PHASE 2 - 40 UNITS

PHASE 3 - 42 UNITS

PHASE 4 - 35 UNITS + COMMUNITY BLDG.

PHASE 5 - 30 UNITS

SCALE: 1" = 60'



SITE DATA

ZONE: R-4 & B-4

LOT AREA: 306,232 S.F.

UNITS: 50 2 BR

5 2 HC

74 3 BR

5 3 HC

14 4 BR

2 4 HC

5 5 BR

155 UNITS TOTAL

PARKING SPACES - 155

SETBACKS:

FRONT - 12'

SIDE - 12'

REAR - 12'

A. TAX BLOCK 2505

**HOUSING AUTHORITY OF
THE CITY OF NEWARK**

Project NJ39-P002-041

PREPARED BY:

**THE SERENITY REDEVELOPMENT
GROUP TWO, INC.**

in collaboration with
THE NEWARK TENANTS COUNCIL

Gami/McGlumphy Associates,
Architects & Planners



A. TAX BLOCK 2505

**HOUSING AUTHORITY OF
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SITE B

LOCATION:

122-140 Brunswick Street

DWELLING UNIT DISTRIBUTION:

1	2 Bed Room Units
1	3 Bed Room Units for Handicapped
5	3 Bed Room Units
4	4 Bed Room Units
1	5 Bed Room Units

EXISTING CONDITIONS:

Zone: R4

Lot Area: 31,297 Sq. Ft.

DESCRIPTION:

The site fronts on Brunswick Street. The site is vacant. Multistory residential buildings are adjacent to all interior sides of this site. There is very little grass and weeds along the rear of the property. The remaining portion of the site has relatively no vegetation.

SITE AND SITE IMPROVEMENTS:

The site planning approach attempts to recreate the traditional residential setting without duplicating it. An attempt is made to allocate as much land area as possible to individual units in the form of private yards. It is hoped that these extended outdoor spaces adjacent to every unit would improve the quality of life of the tenants living in these units. The sense of ownership, and the sense of pride in one's immediate surroundings, will assure that these spaces will be maintained and used by the tenants. Amenities such as conversation areas, children's tot lots, basketball courts, pedestrian walk ways and landscaped courts have been provided as frequently as possible.



SITE DATA

ZONE: R-4

LOT AREA: 31,297 S.F.

UNITS: 1 2 BR

5 3 BR

1 3 HC

4 4 BR

1 5 BR

12 UNITS TOTAL

PARKING SPACES - 12

SETBACKS:

FRONT - 10'

SIDE - 15'

REAR - 12'

B. 122-140 BRUNSWICK AVE.

**HOUSING AUHORITY OF
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Project NJ39-P002-041

PREPARED BY:

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B. 122-140 BRUNSWICK AVE.

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Project NJ39-P002-041

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SITE C

LOCATION:

37-45 Murray Street

DWELLING UNIT DISTRIBUTION:

3 2 Bed Room Units
2 3 Bed Room Units

EXISTING CONDITIONS:

Zone: B3 and R4

Lot Area: 13,567 Sq. Ft.

DESCRIPTION:

This is a corner site, with street fronts on Murray Street and Sherman Avenue. The site is vacant. All other lots on this block surrounding the site contain multistory residential buildings.

SITE AND SITE IMPROVEMENTS:

The site planning approach attempts to recreate the traditional residential setting without duplicating it. An attempt is made to allocate as much land area as possible to individual units in the form of private yards. It is hoped that these extended outdoor spaces adjacent to every unit would improve the quality of life of the tenants living in these units. The sense of ownership, and the sense of pride in one's immediate surroundings, will assure that these spaces will be maintained and used by the tenants. Amenities such as conversation areas, children's tot lots, basketball courts, pedestrian walk ways and landscaped courts have been provided as frequently as possible.



SITE DATA

ZONE: R-4 & B3

LOT AREA: 13,567 S.F.

UNITS: 3 2 BR

2 3 BR

5 UNITS TOTAL

PARKING SPACES - 5

SETBACKS:

FRONT - 12' & 1'

SIDE - 12'

REAR - 13'

C. 37-45 MURRAY ST.

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THE CITY OF NEWARK**

Project NJ39-P002-041

PREPARED BY:

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C. 37-45 MURRAY ST.

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SITE D

LOCATION:

110-122 Sherman Avenue

DWELLING UNIT DISTRIBUTION:

2	2 Bed Room Units
1	3 Bed Room Units for Handicapped
4	3 Bed Room Units
2	4 Bed Room Units

EXISTING CONDITIONS:

Zone: B2 and R3

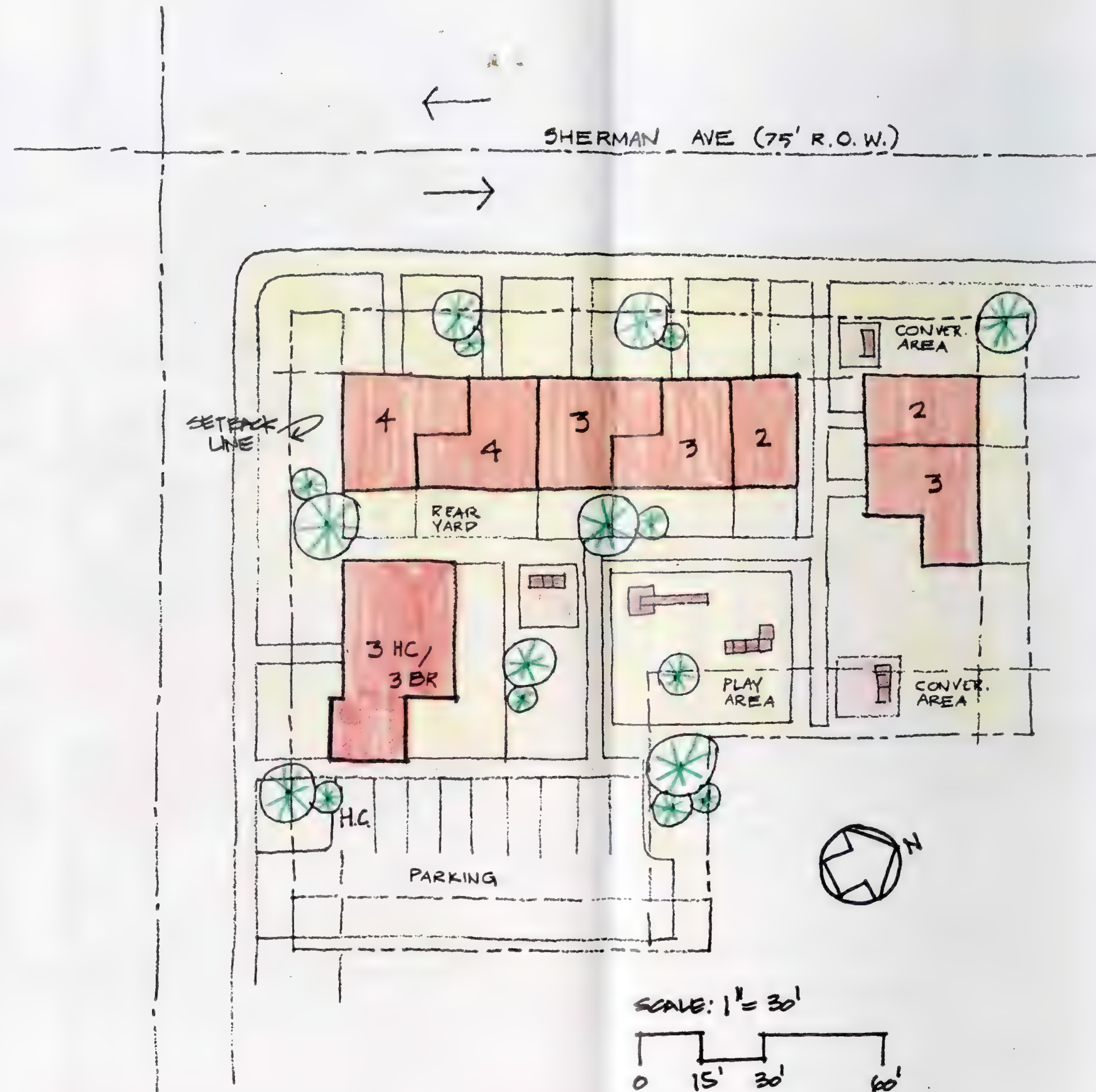
Lot Area: 22,500 Sq. Ft.

DESCRIPTION:

This is a corner site, with street fronts on Sherman Avenue and Miller Streets. The site is vacant. A liquor store is adjacent on the site on the north end of the lot and on the southeasterly side is a multistory residential building. The inside corner towards the east is bordered by a fence.

SITE AND SITE IMPROVEMENTS:

The site planning approach attempts to recreate the traditional residential setting without duplicating it. An attempt is made to allocate as much land area as possible to individual units in the form of private yards. It is hoped that these extended outdoor spaces adjacent to every unit would improve the quality of life of the tenants living in these units. The sense of ownership, and the sense of pride in one's immediate surroundings, will assure that these spaces will be maintained and used by the tenants. Amenities such as conversation areas, children's tot lots, basketball courts, pedestrian walk ways and landscaped courts have been provided as frequently as possible.



SITE DATA

ZONE: R-3 & B-2

LOT AREA: 22,500 S.F.

UNITS: 2 2 BR

4 3 BR

1 3 HC

2 4 BR

9 UNITS TOTAL

PARKING SPACES - 9

SETBACKS:

FRONT - 12' & 15'

SIDE - 12' & 15'

REAR - 12' & 15'

**D. 110-122 SHERMAN AVE.
48-50 MILLER ST.**

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Project NJ39-P002-041

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D. 110-122 SHERMAN AVE.
48-50 MILLER ST.

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SITE E

LOCATION:

70-84 Brunswick Street

DWELLING UNIT DISTRIBUTION:

3	2 Bed Room Units
4	3 Bed Room Units
1	4 Bed Room Units

EXISTING CONDITIONS:

Zone: R4

Lot Area: 24,157 Sq. Ft.

DESCRIPTION:

This is a corner site with street fronts on Murray Street and Brunswick Street. The site is currently vacant. Multi story residential buildings are located adjacent to the site on all other lots on the block.

SITE AND SITE IMPROVEMENTS:

The site planning approach attempts to recreate the traditional residential setting without duplicating it. An attempt is made to allocate as much land area as possible to individual units in the form of private yards. It is hoped that these extended outdoor spaces adjacent to every unit would improve the quality of life of the tenants living in these units. The sense of ownership, and the sense of pride in one's immediate surroundings, will assure that these spaces will be maintained and used by the tenants. Amenities such as conversation areas, children's tot lots, basketball courts, pedestrian walk ways and landscaped courts have been provided as frequently as possible.



SITE DATA

ZONE: R-4

LOT AREA: 24,157 S.F.

UNITS: 3 2 BR

4 3 BR

1 4 BR

8 UNITS TOTAL

PARKING SPACES - 8

SETBACKS:

FRONT - 10'

SIDE - 18'

REAR - 12'

E. 70-84 BRUNSWICK ST.

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E. 70-84 BRUNSWICK ST.

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SITE F

LOCATION:

27-31 Miller Street
129-135 Sherman Avenue

DWELLING UNIT DISTRIBUTION:

2 2 Bed Room Units
2 3 Bed Room Units

EXISTING CONDITIONS:

Zone: B2 and R3

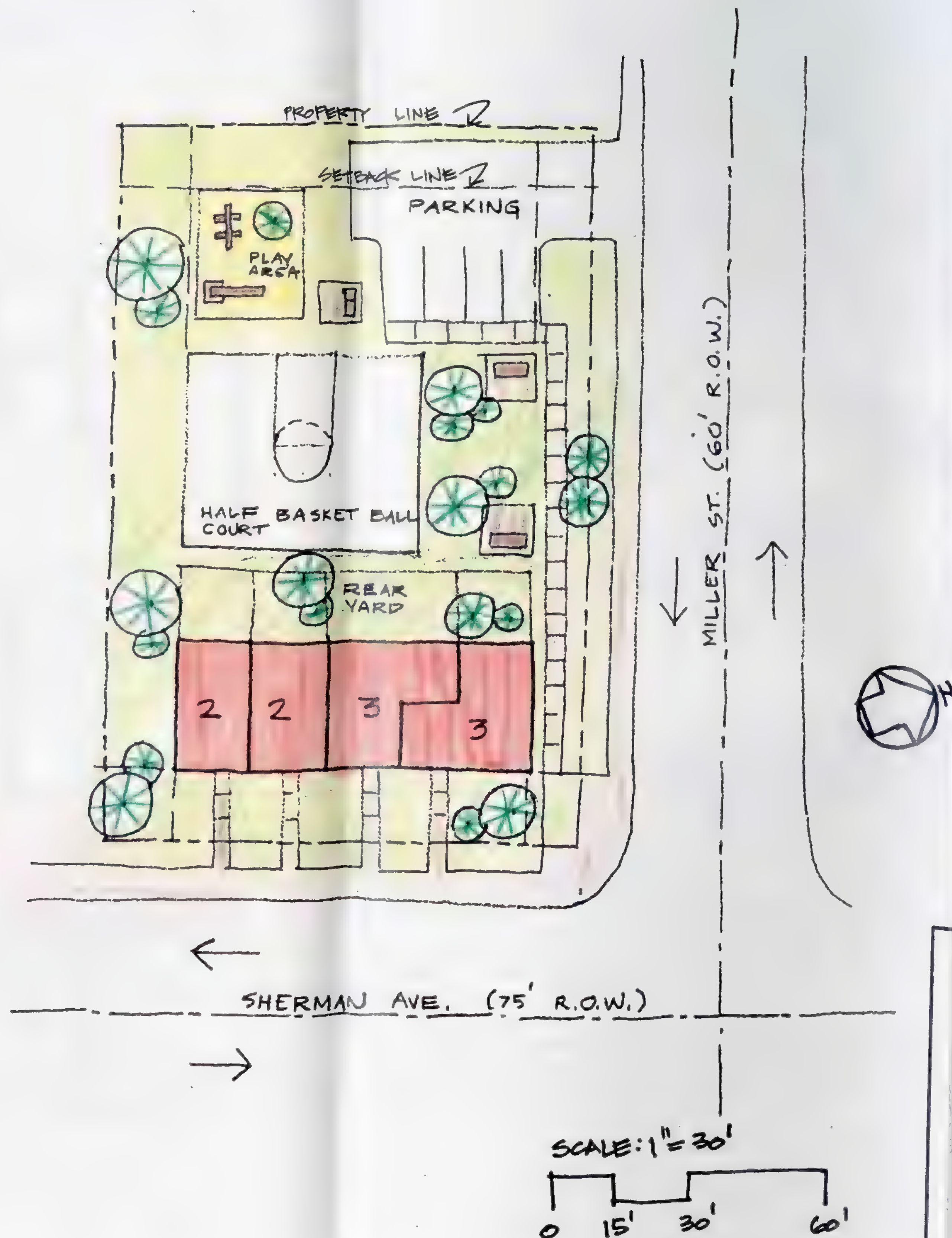
Lot Area: 15,001 Sq. Ft.

DESCRIPTION:

This is a corner site with street fronts on Sherman Avenue and Miller Street. This site is vacant. There is a small group of trees near the westerly inside corner. Other areas are bare or have established growth of tall grasses and weeds.

SITE AND SITE IMPROVEMENTS:

The site planning approach attempts to recreate the traditional residential setting without duplicating it. An attempt is made to allocate as much land area as possible to individual units in the form of private yards. It is hoped that these extended outdoor spaces adjacent to every unit would improve the quality of life of the tenants living in these units. The sense of ownership, and the sense of pride in one's immediate surroundings, will assure that these spaces will be maintained and used by the tenants. Amenities such as conversation areas, children's tot lots, basketball courts, pedestrian walk ways and landscaped courts have been provided as frequently as possible.



SITE DATA

ZONE: R-3 & B-2

LOT AREA: 15,001 S.F.

UNITS: 2 2 BR

2 3 BR

4 UNITS TOTAL

PARKING SPACES - 4

SETBACKS:

FRONT - 12' & 1'

SIDE - 12'

REAR - 12'

F. 27-31 MILLER ST.
129-135 SHERMAN AVE.

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F. 27-31 MILLER ST.
129-135 SHERMAN AVE.

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SITE G

LOCATION:

113-121 Pennsylvania Avenue

DWELLING UNIT DISTRIBUTION:

2	2 Bed Room Units
2	3 Bed Room Units
1	4 Bed Room Units for Handicapped
1	5 Bed Room Units

EXISTING CONDITIONS:

Zone: R4

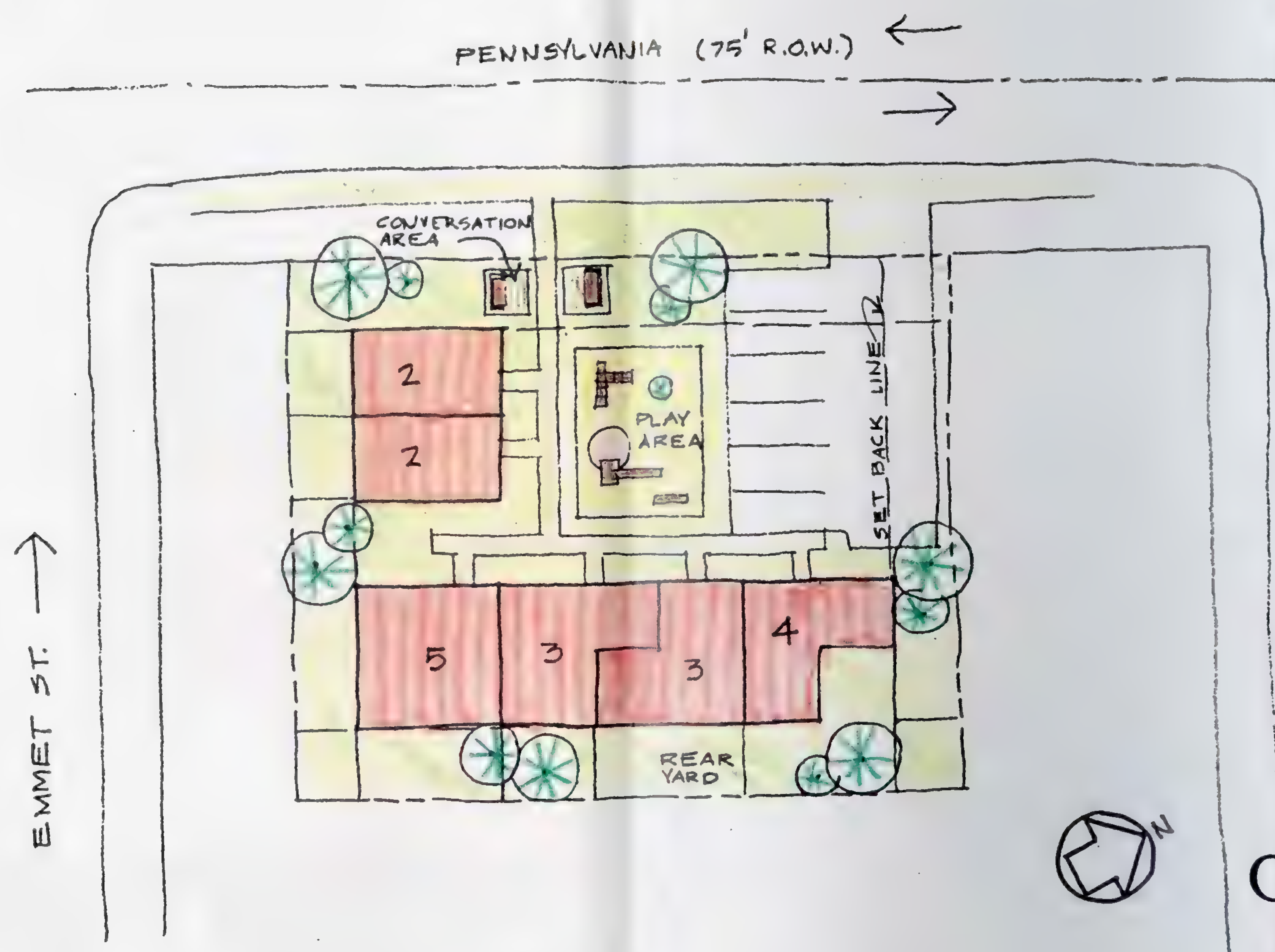
Area: 10,838 Sq. Ft.

DESCRIPTION:

This is a corner site with street fronts on Emmet Street and Pennsylvania Avenue. This site is vacant. The site is bounded by multistory residential buildings on all sides.

SITE AND SITE IMPROVEMENTS:

The site planning approach attempts to recreate the traditional residential setting without duplicating it. An attempt is made to allocate as much land area as possible to individual units in the form of private yards. It is hoped that these extended outdoor spaces adjacent to every unit would improve the quality of life of the tenants living in these units. The sense of ownership, and the sense of pride in one's immediate surroundings, will assure that these spaces will be maintained and used by the tenants. Amenities such as conversation areas, children's tot lots, basketball courts, pedestrian walk ways and landscaped courts have been provided as frequently as possible.



SITE DATA

ZONE: R-4

LOT AREA: 10,838 S.F.

UNITS: 2 2 BR

2 3 BR

1 4 BR

1 5 BR

6 UNITS TOTAL

PARKING SPACES - 6

SETBACKS:

FRONT - 15'

SIDE - 12'

REAR - 15'

G. 113-121 PENNSYLVANIA AVE.

HOUSING AUHORITY OF
THE CITY OF NEWARK

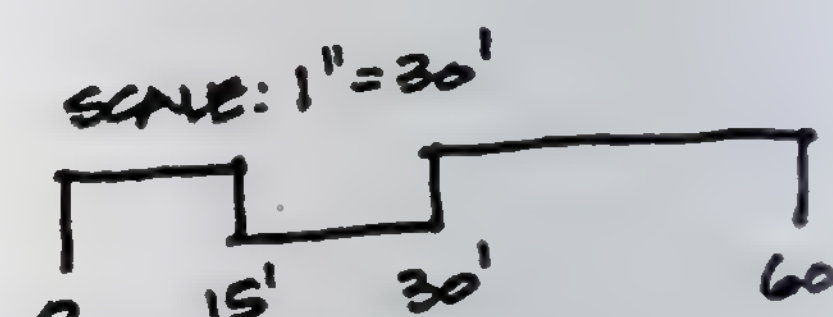
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G. 113-121 PENNSYLVANIA AVE.

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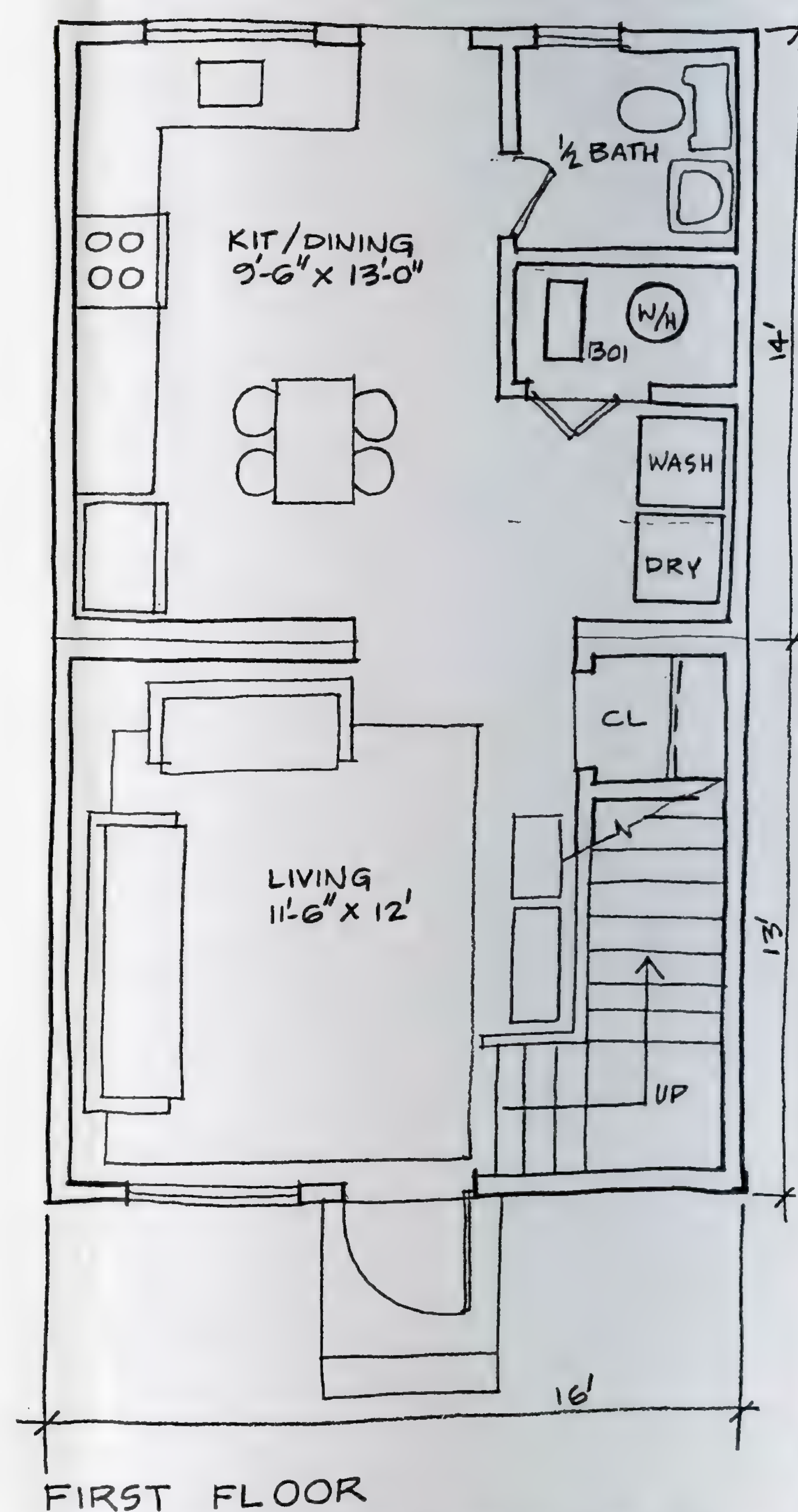
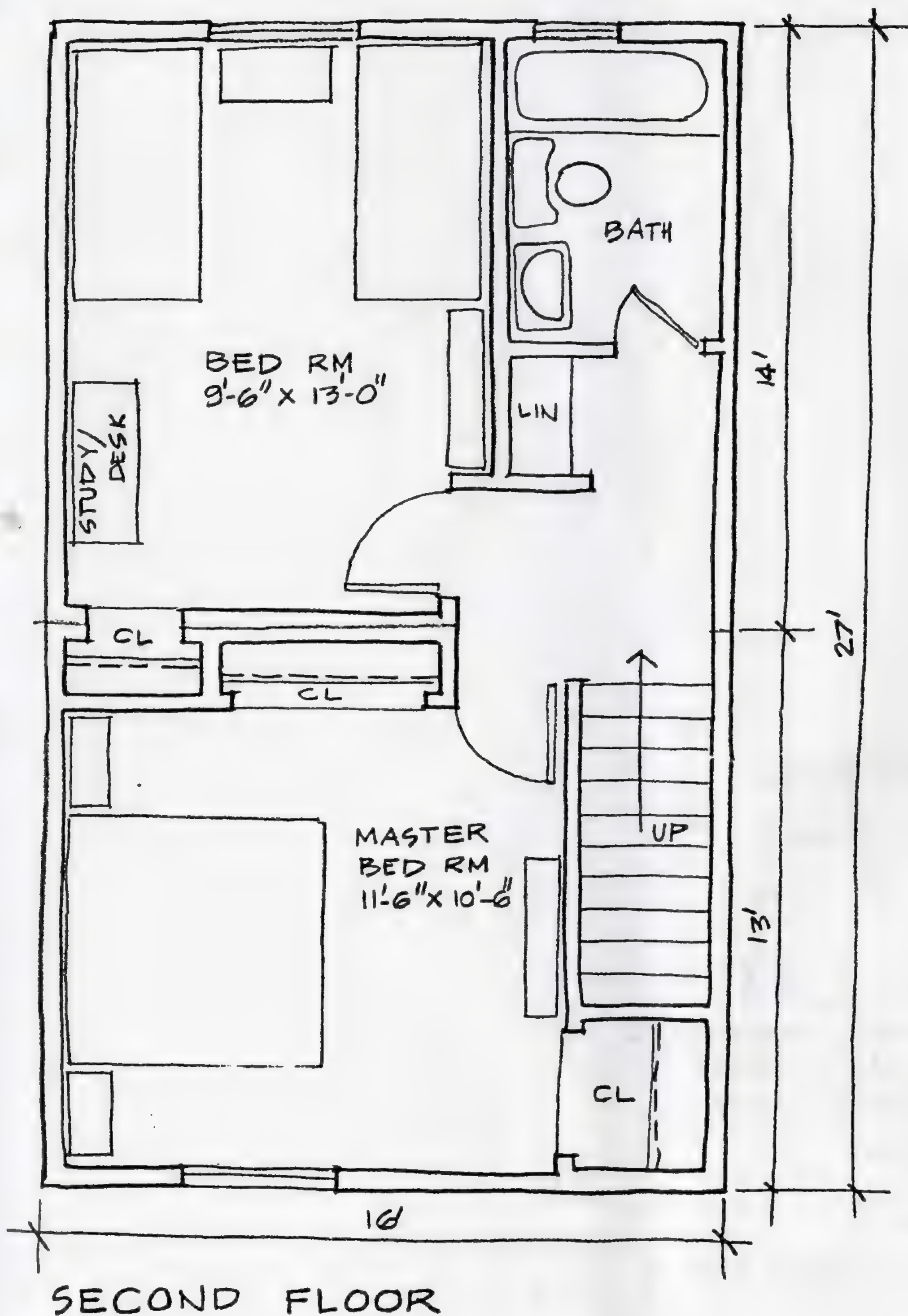
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SOLE SOURCE AQUIFER

HOUSING APPLICATION QUESTIONNAIRE

	YES	NO
1. Will the project dispose of sewage through an on-site facility (e.g. septic tanks)?	—	<u>X</u>
2. Will petroleum products be stored underground?	—	<u>X</u>
3. Is the total area of impervious surfaces (e.g. paved areas, buildings, etc.) greater than 30% of the project area?	—	<u>X</u>
4. Will the run-off from the impervious surfaces (#3) be drained into onsite recharge basins?	—	<u>X</u>
5. Will the project require more than 100,000 gallons per day of groundwater?	—	<u>X</u>
6. How much groundwater supply will be required for the project? (in gallons/day)	—	<u>N/A</u>
7. If a new well is to be drilled, what is the expected depth?	—	<u>N/A</u>
or If an existing well is to be used, what is its depth? (Source: well owner or water purveyor)	—	<u>N/A</u>



SCALE: 1/4" = 1'-0"

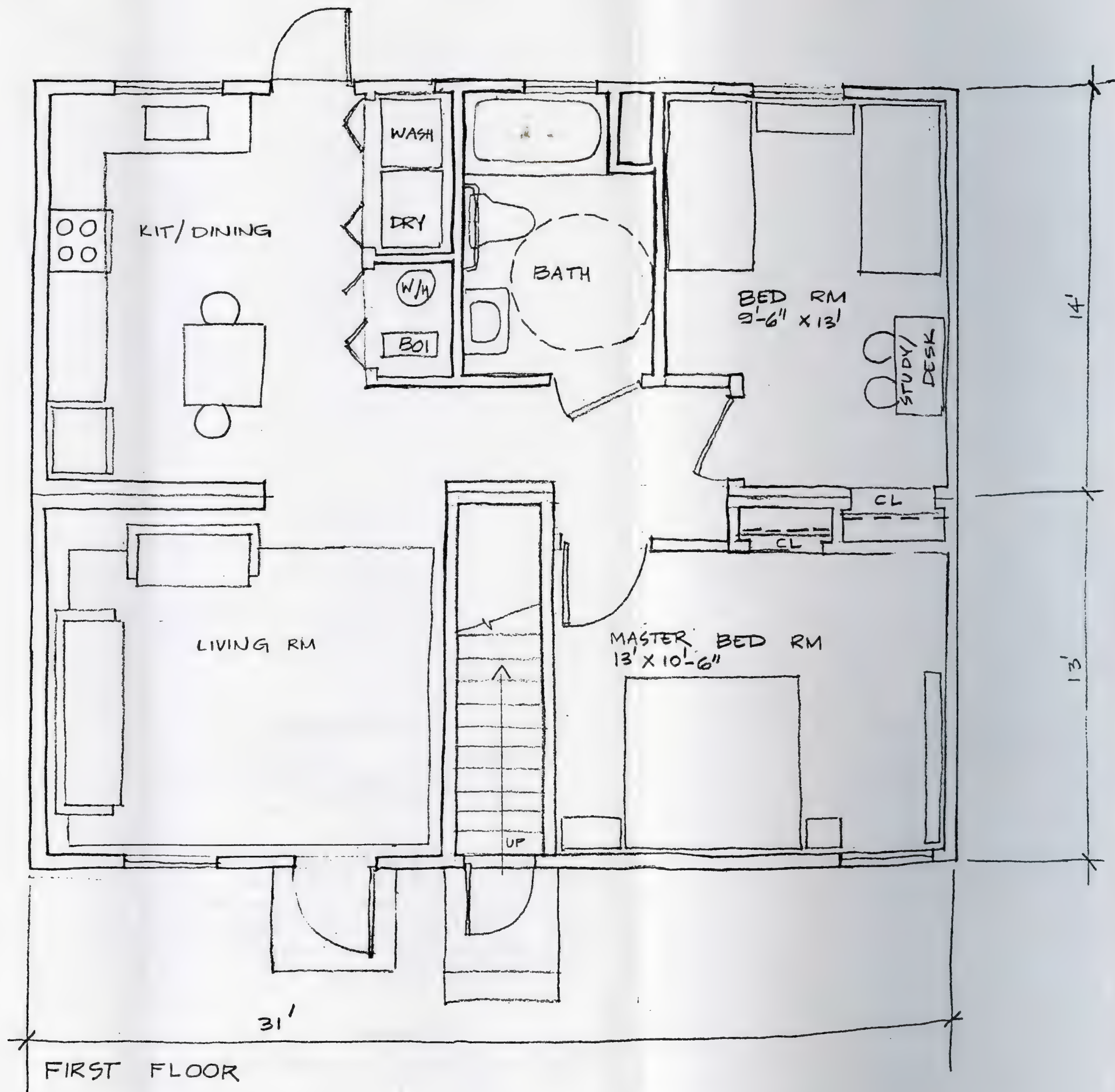
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2BR - 800 SF

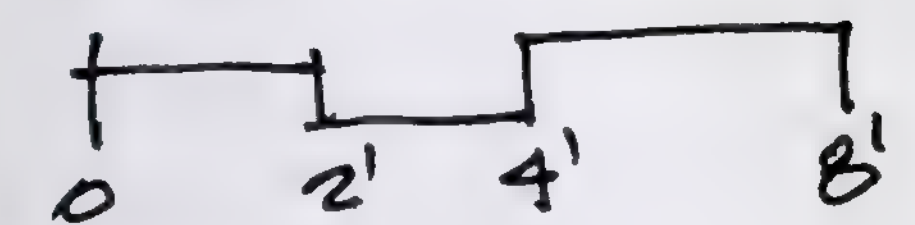
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SCALE: 1/4" = 1'-0"



2HC

- 800 SF

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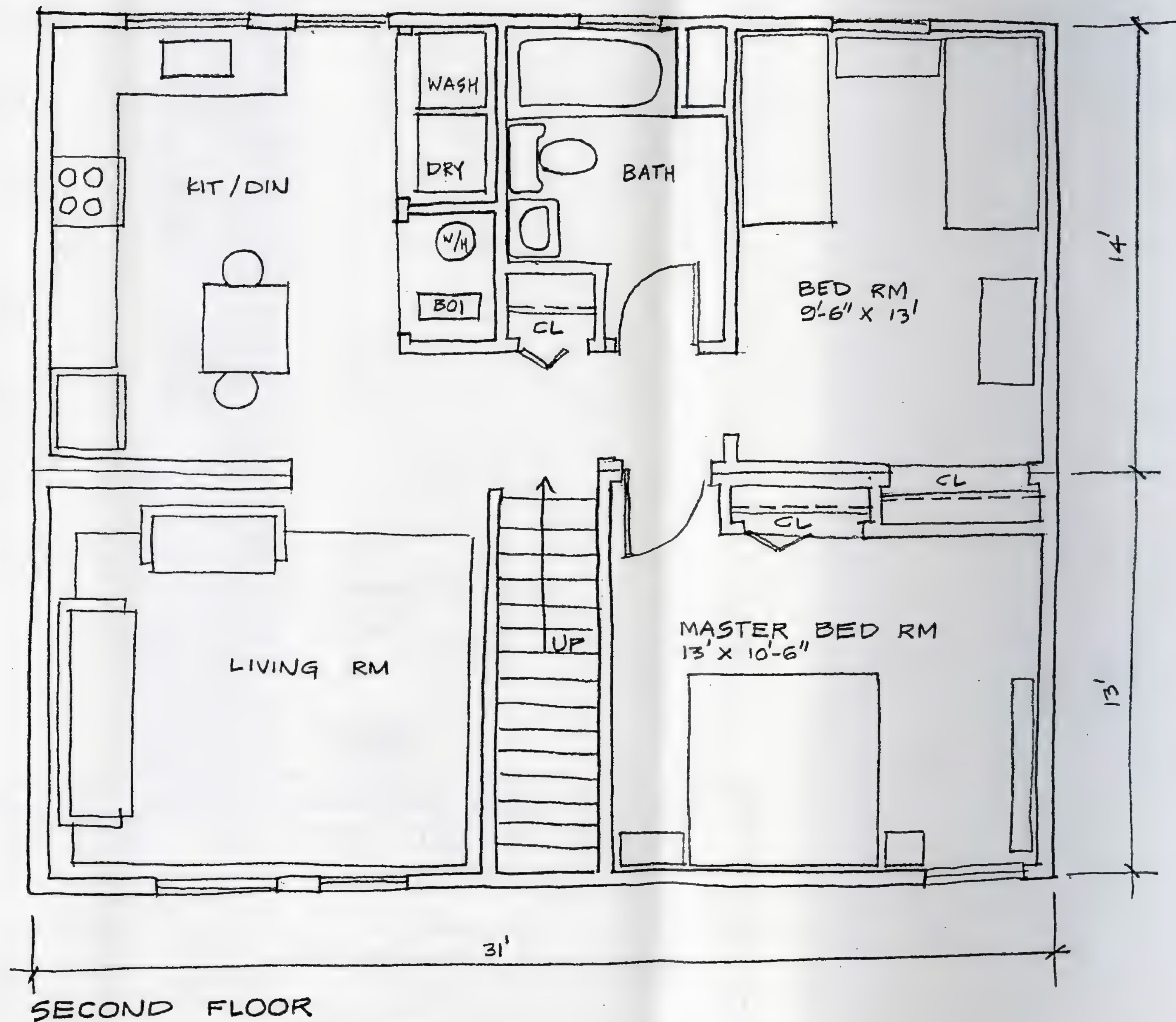
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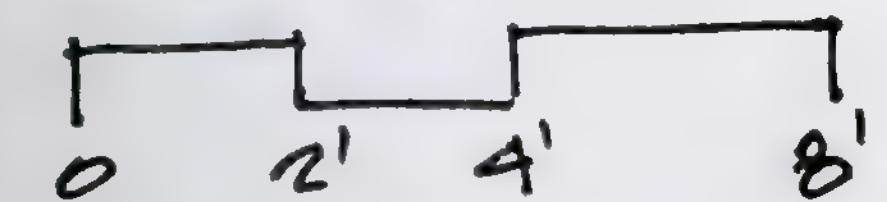
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SCALE: $\frac{1}{4}" = 1'-0"$



2BR/WU - 800 SF

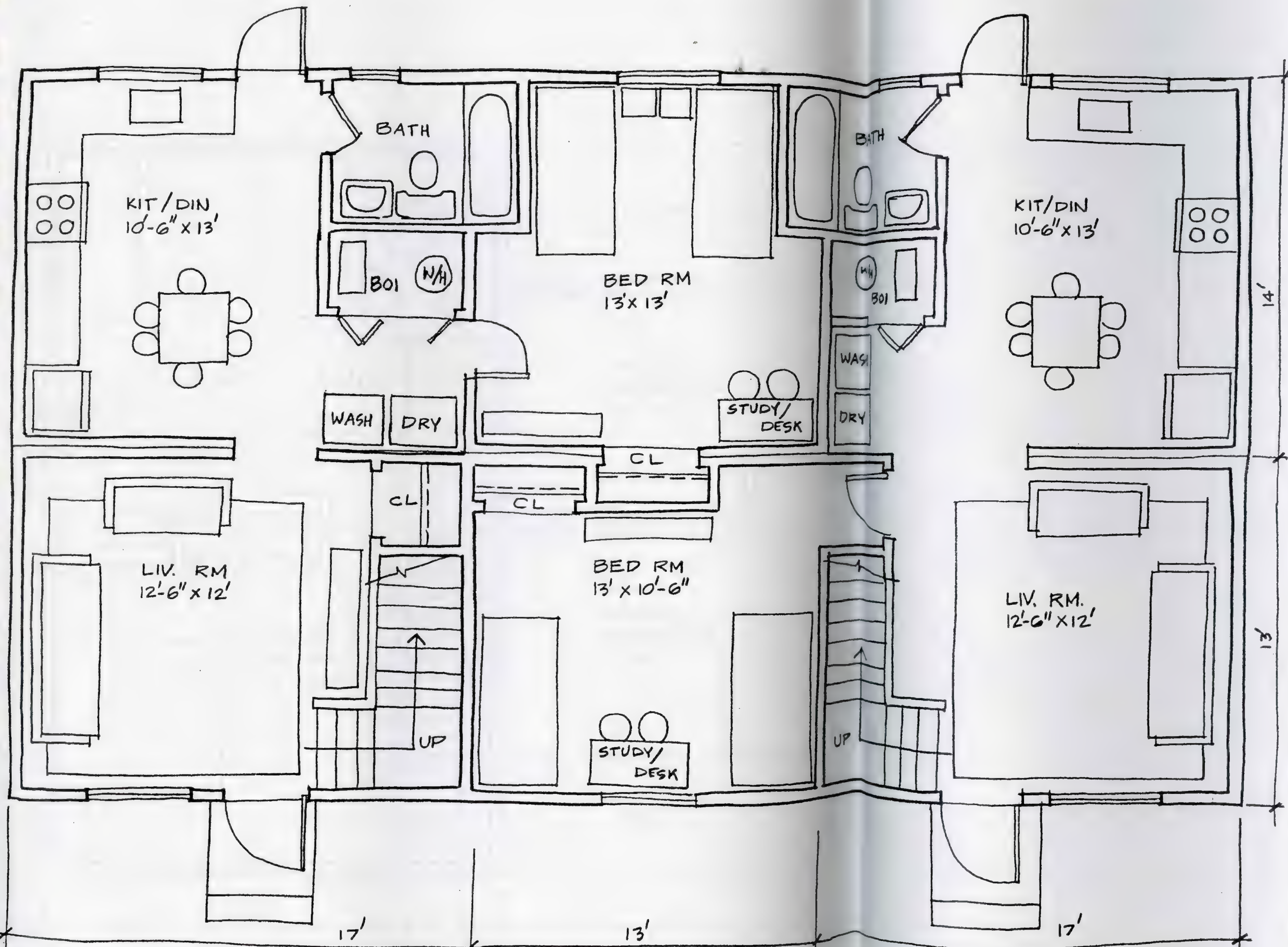
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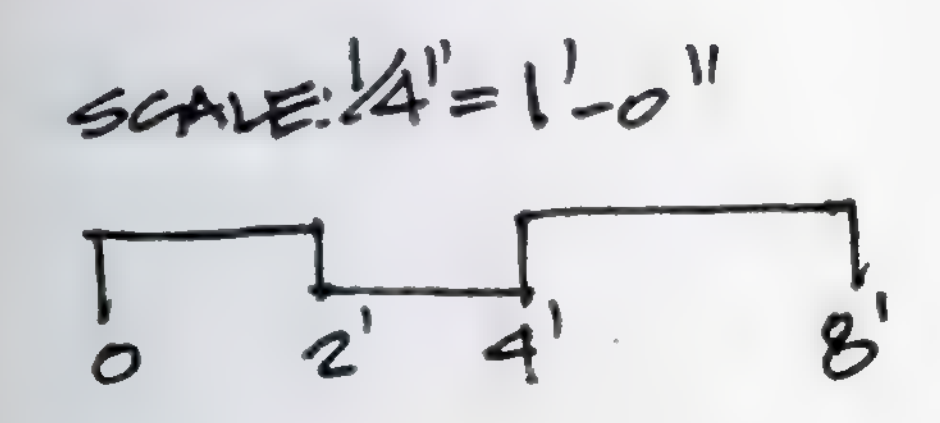
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FIRST FLOOR

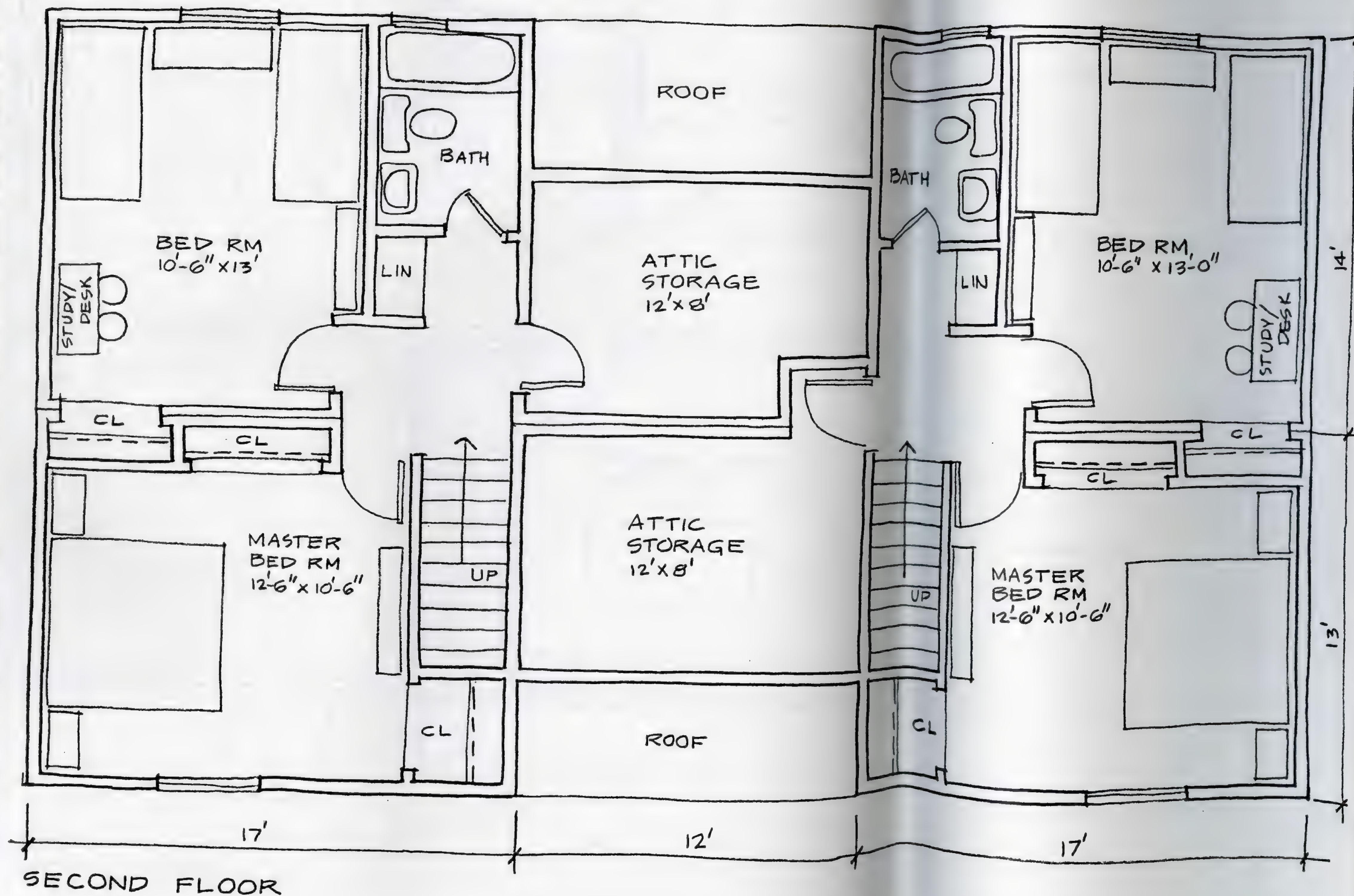


3BR - 1000 SF

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SCALE: $\frac{1}{4}" = 1'-0"$



3BR

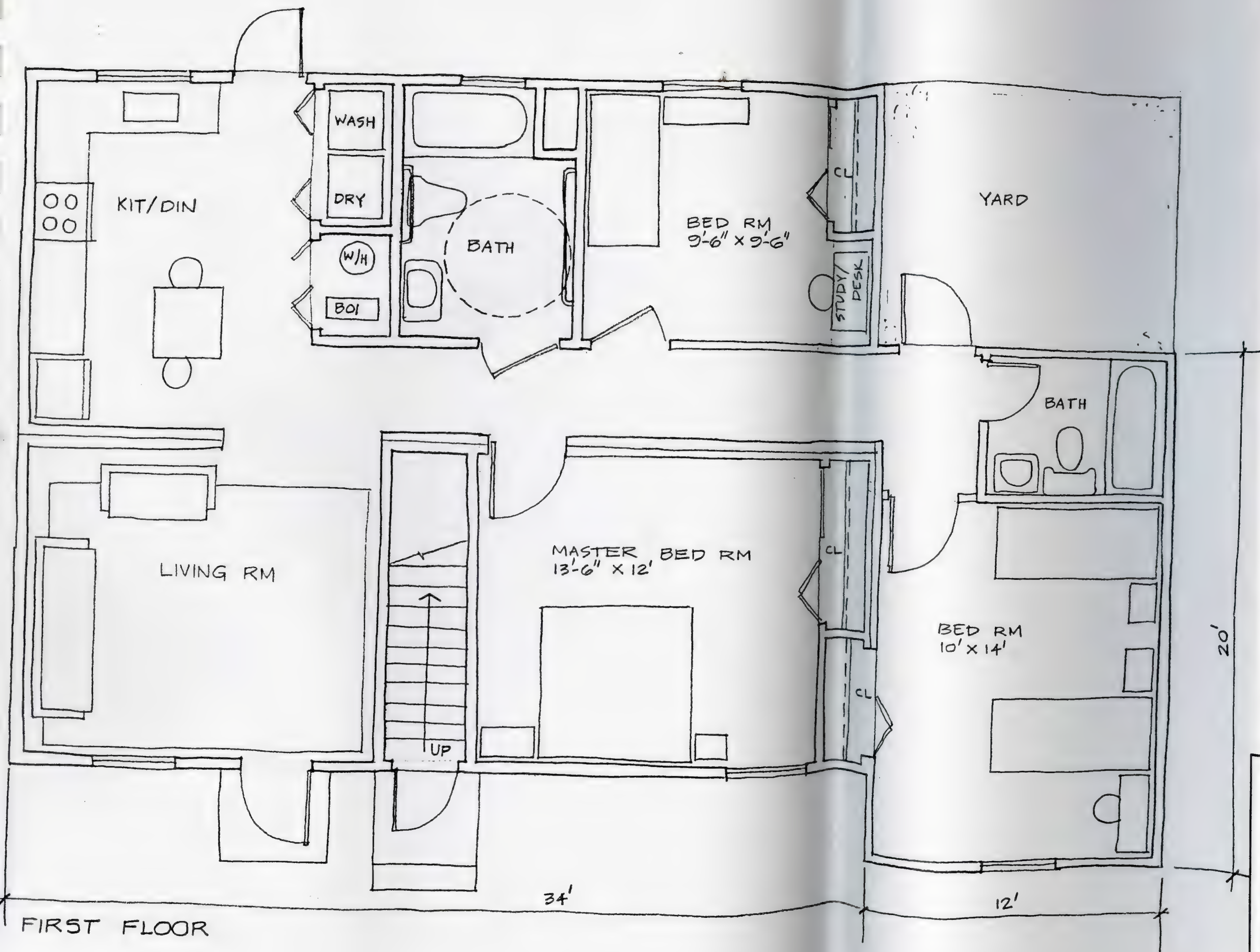
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3HC

- 1000 SF

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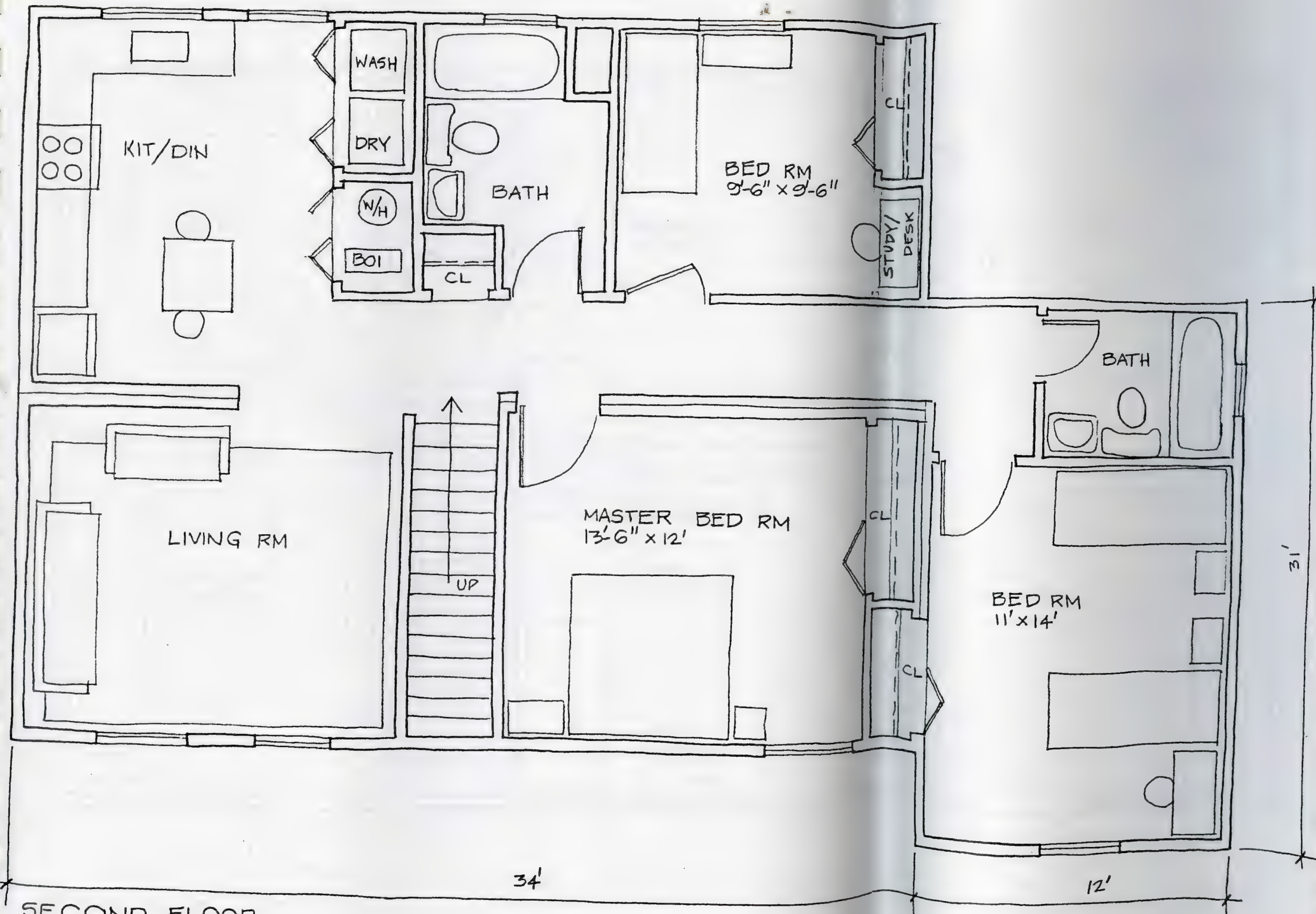
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SECOND FLOOR

SCALE: $\frac{1}{4}" = 1'-0"$



3BR/WU - 1000 SF

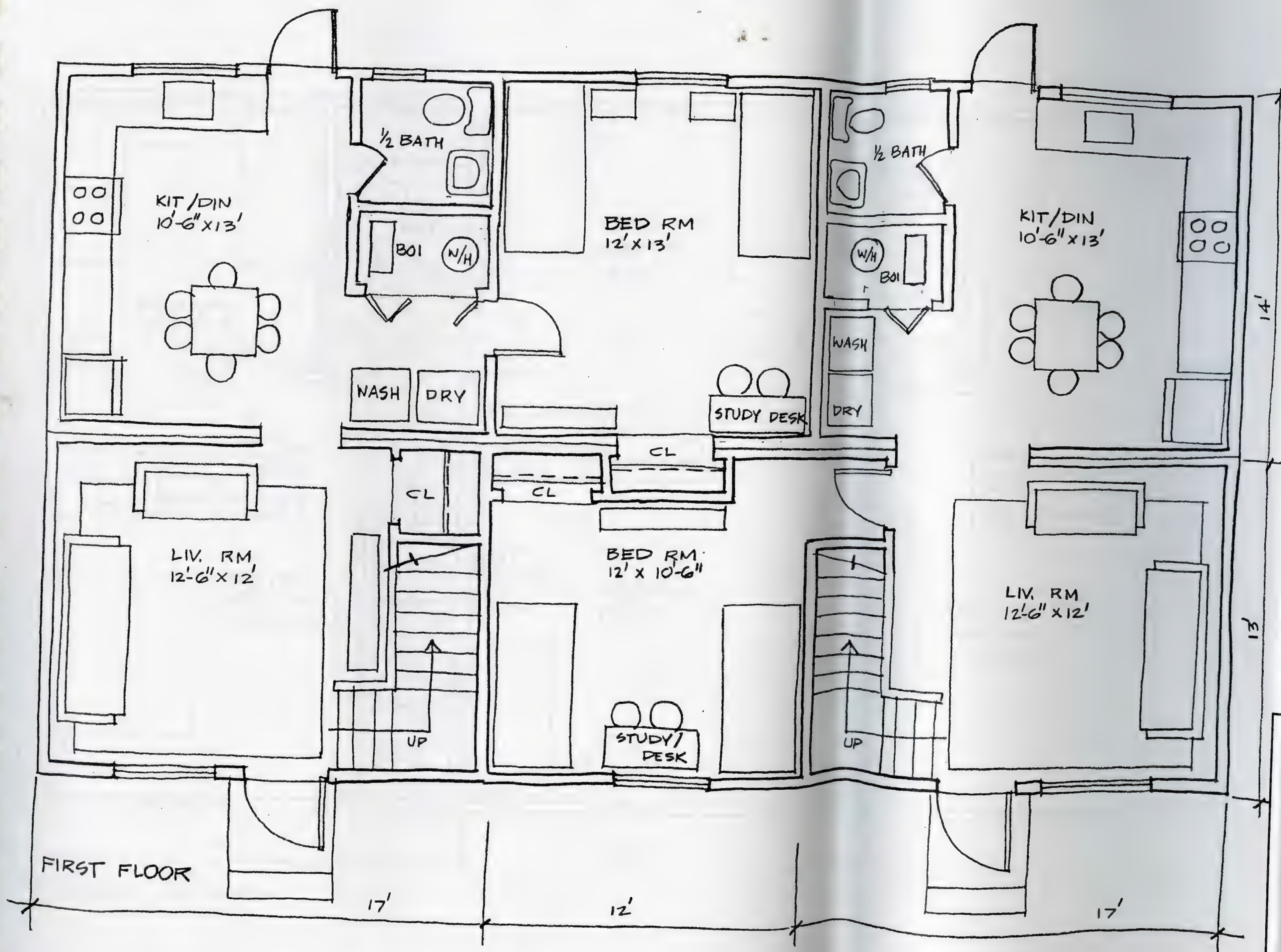
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SCALE: 1/4" = 1'-0"

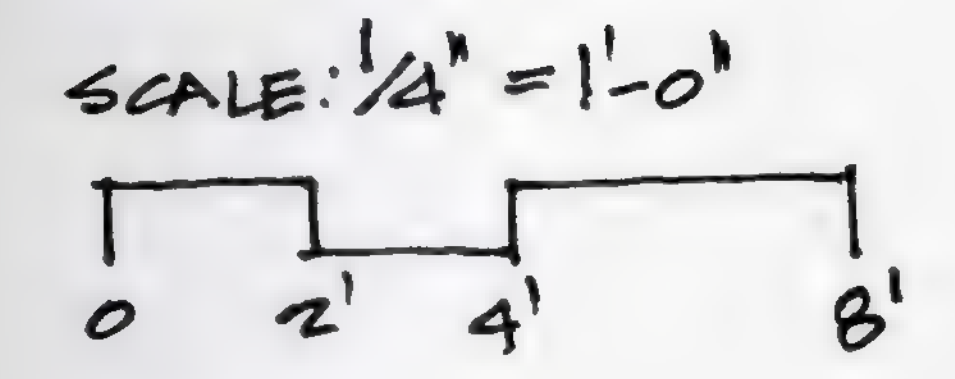
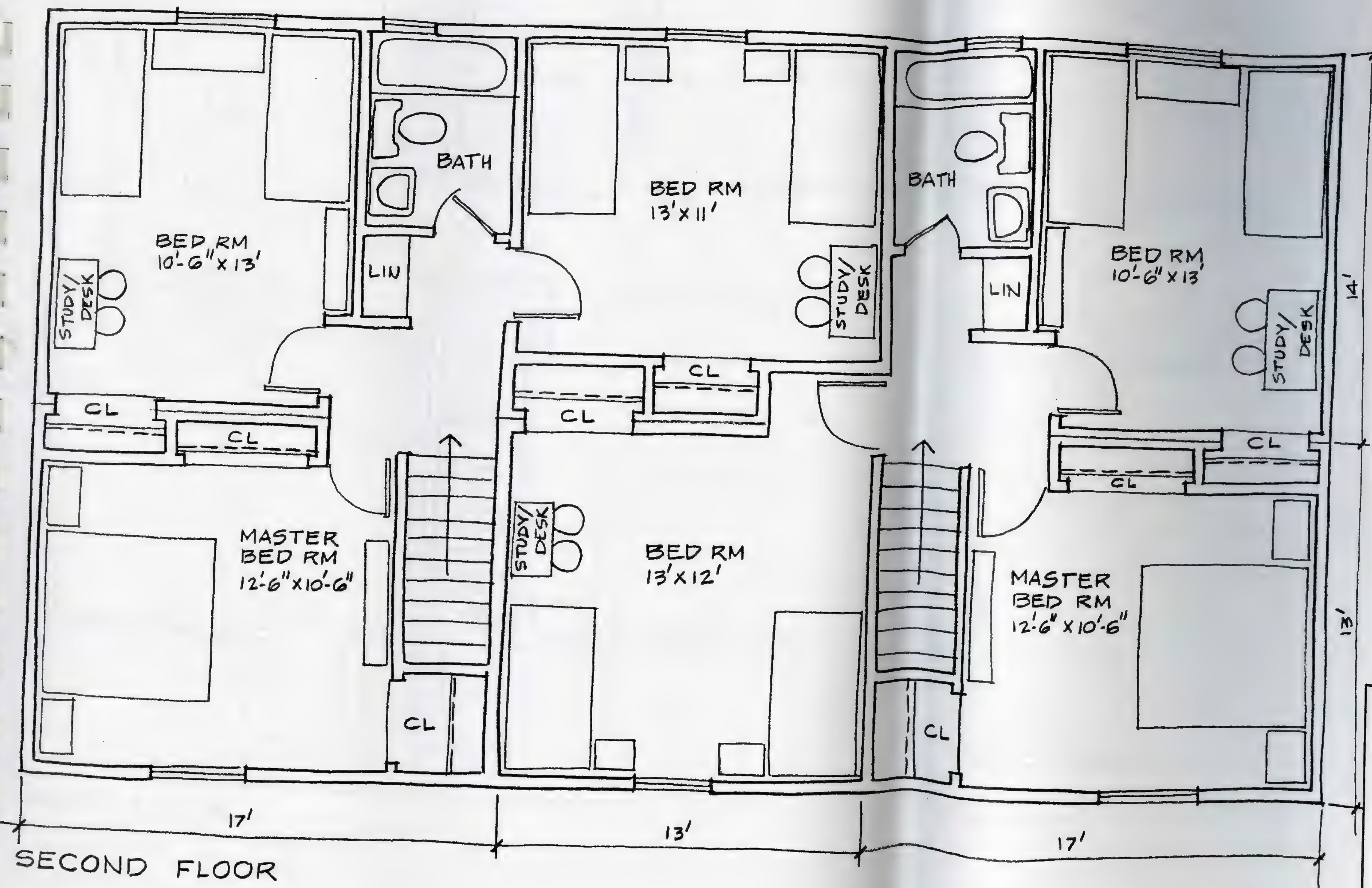
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4BR - 1200 SF

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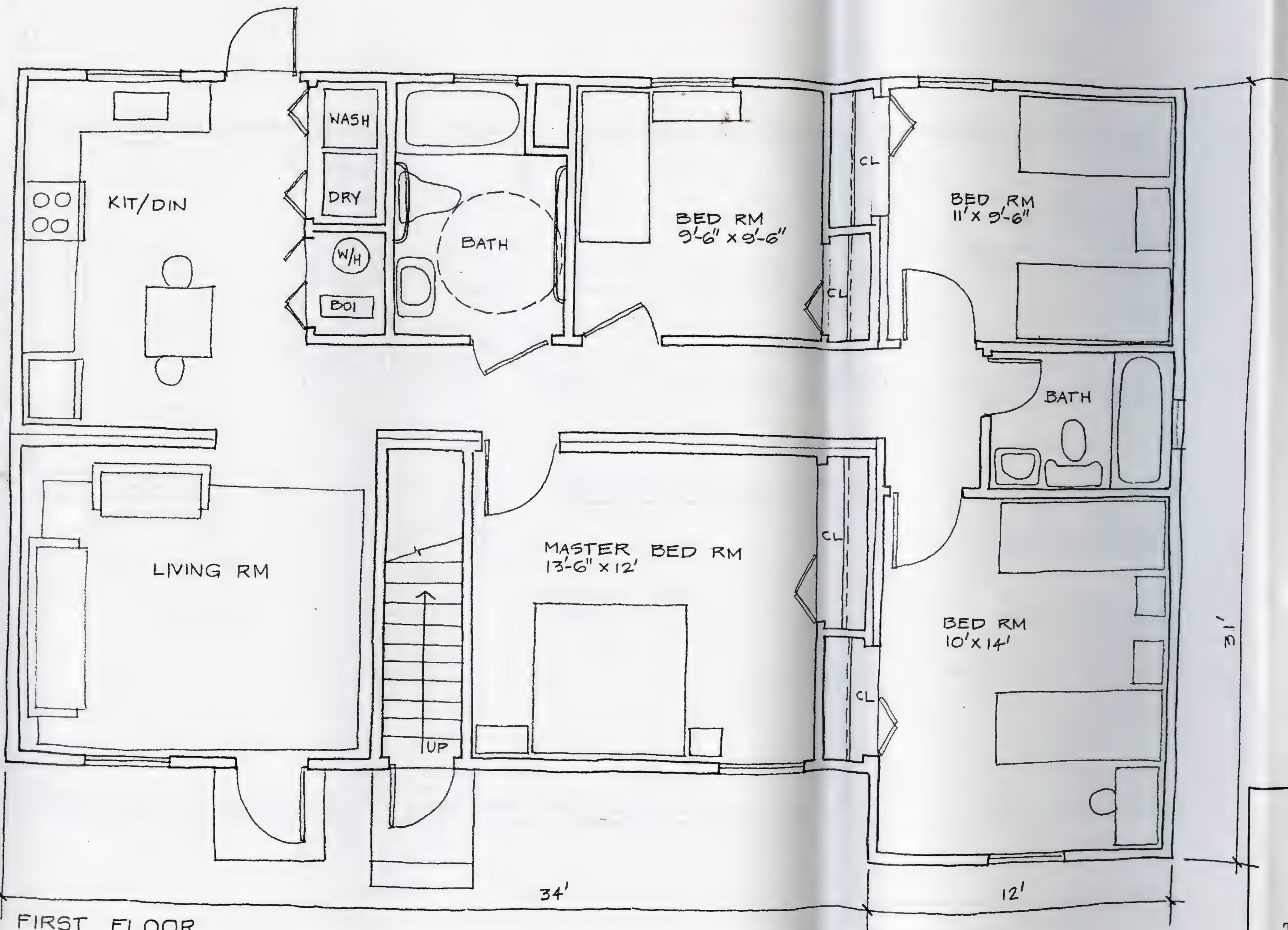
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4BR

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SCALE: $\frac{1}{4}" = 1'-0"$

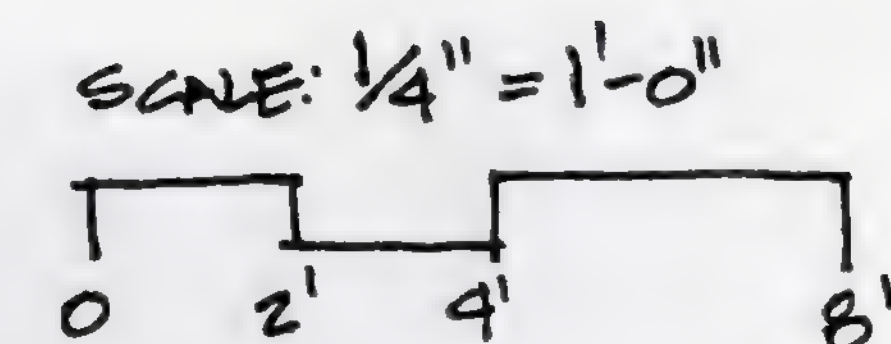
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4HC - 1200 SF

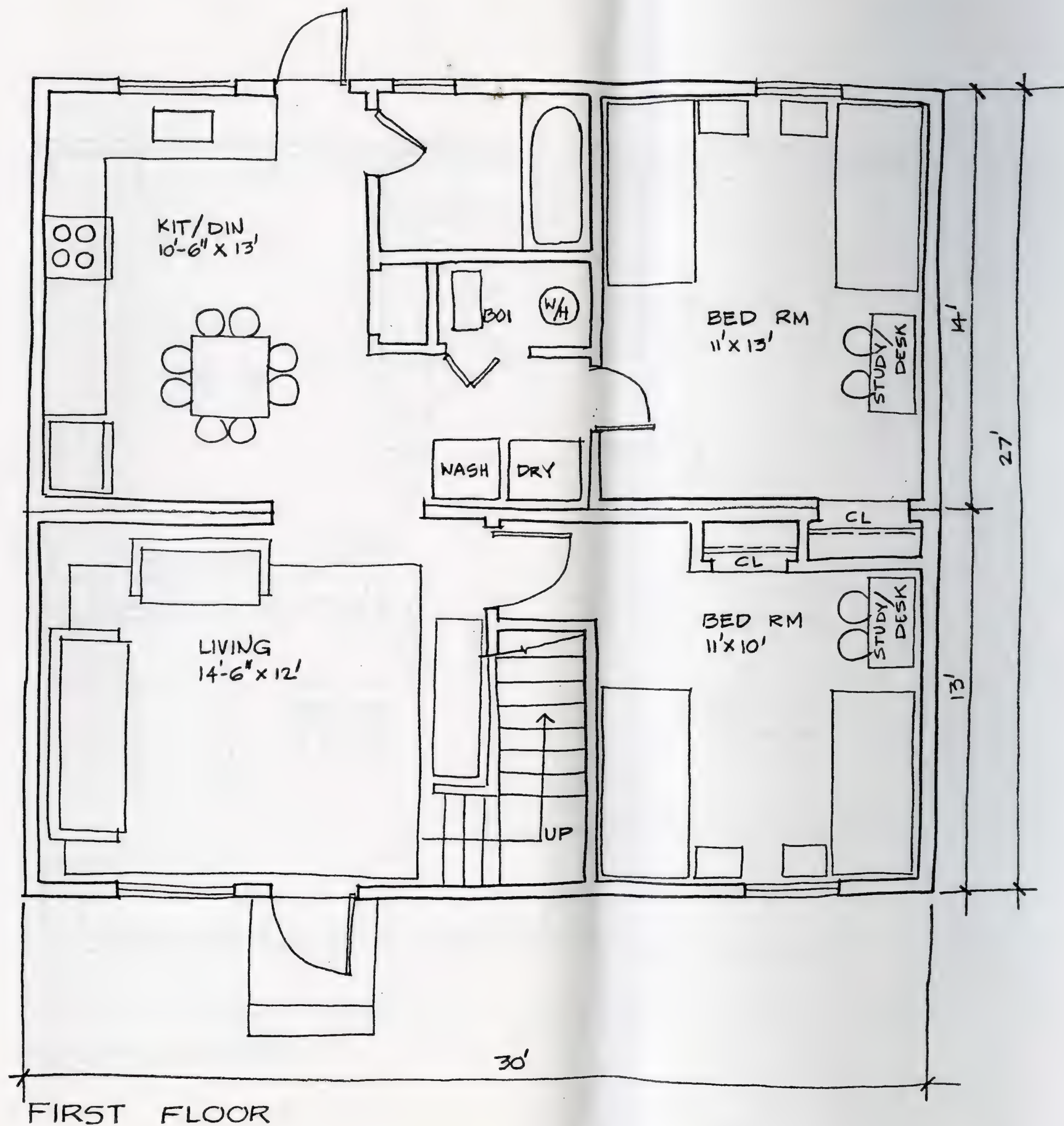
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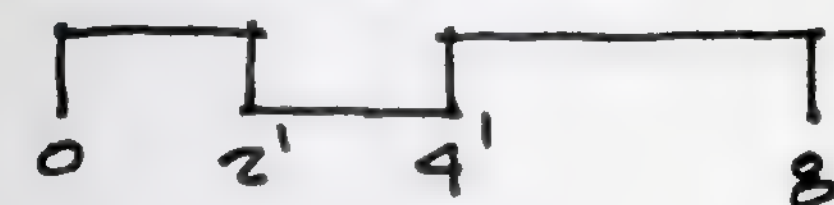
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SCALE: $\frac{1}{4}" = 1'-0"$



5BR

- 1400 SF

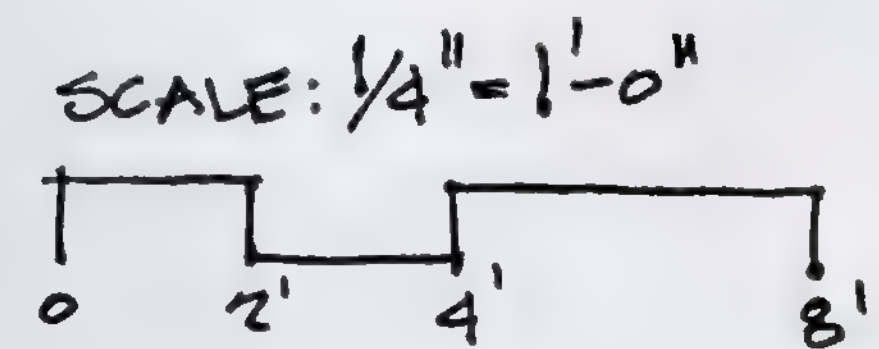
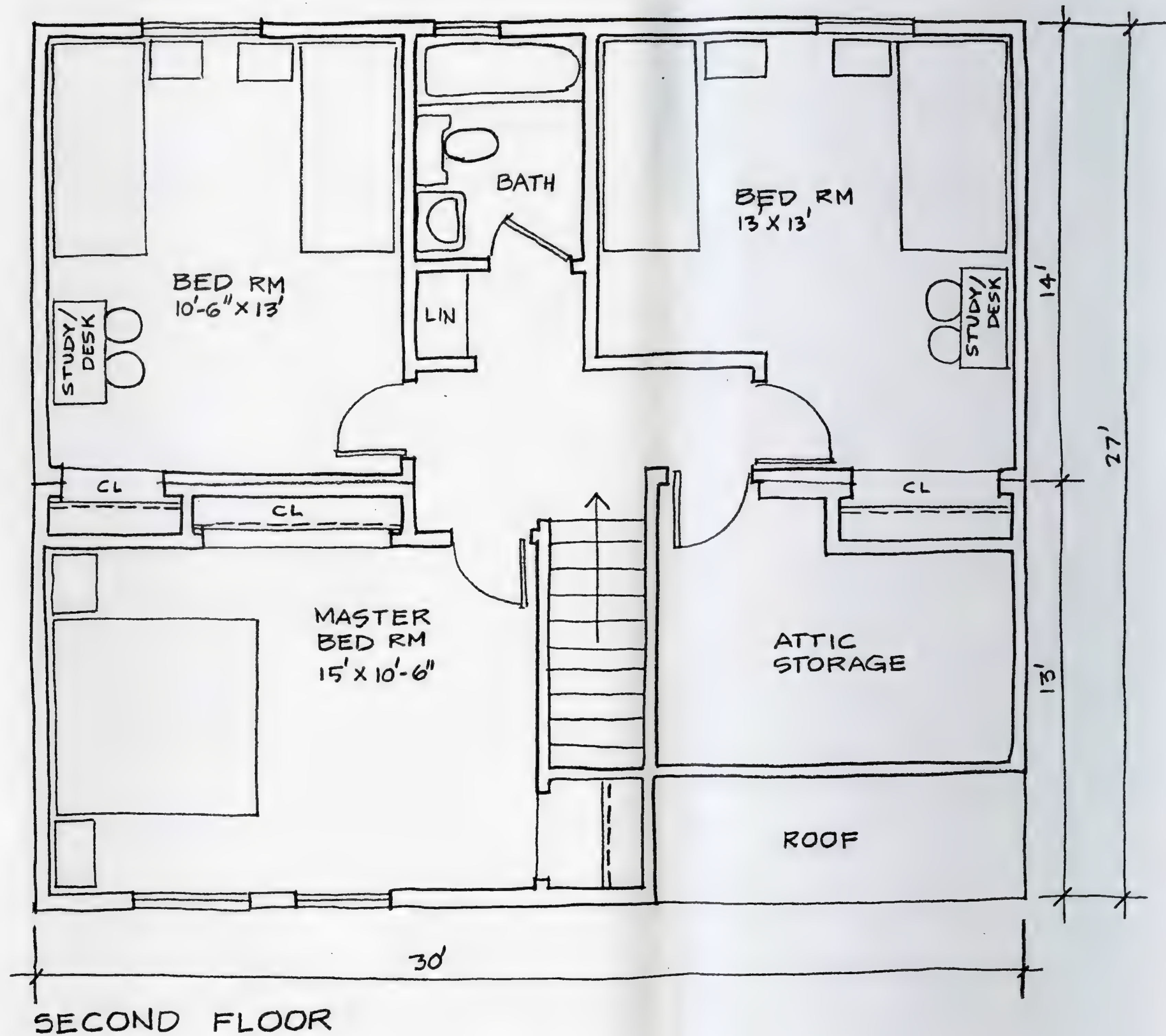
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5BR

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PROJECT DESIGN OBJECTIVES:

DESIGN AND CONSTRUCTION QUALITY

Each of the seven sites have been individually inspected and analyzed. The resulting designs are based on a high standard of principles to meet the needs for safe and decent housing for lower income individuals and families. We believe housing constructed in accordance with this design is going to improve the quality of life and create pride within the future tenants. The designs were created to meet these objectives.:

- * Safety throughout site.
- * Architecture and design of site and buildings to meet or exceed existing neighborhood standards.
- * Amenities on the site to create community pride.
- * A sense of single family living.
- * Creation of private, semiprivate, and public space.
- * Low maintenance and functional interior living space.
- * Security for each dwelling unit.
- * Energy efficient construction and site design.
- * Easy access throughout the site.
- * Ability to interact with existing commercial shops in the area.
- * Efficient circulation space.
- * Street-oriented design.
- * Identifiable unit design for individual pride and identity.
- * Architecture and material design and application to match and blend in with local building structures.

ARCHITECTURAL TREATMENT - STRUCTURE, TYPE, BUILDING LAYOUT, UNIT PLANS

The architectural treatment, structure type, building layout, and unit plans chosen for this project were a by-product designed from the following input:

- * Ongoing discussions with the Newark Tenants Council.
- * Existing housing and new construction within project's vicinity.
- * Information taken from proposal packet.

* Information given at pre-proposal meeting on October 20, 1992.

* Functional, low maintenance, and longevity of quality building construction.

ARCHITECTURAL TREATMENT

The buildings will be designed in a town house style, using the best possible building methods available; utilizing a combination of modular and conventional building construction. Outside treatment will be maintenance-free, consisting of a masonry finish with vinyl siding on the second story level to create individual unit types.

The sloped roof design was created to add to the residential character of the individual units and the project as a whole. The sloped roof design will also facilitate the longevity of the shingle life. The shingles we will use on the project will have a guaranteed life span of 25 years.

All units will have roof vents for air circulation in the roof space between the roof and ceiling. This will add to the longevity of the units.

QUALITY OF CONSTRUCTION MATERIALS:

The interior of the units will consist of a high quality vinyl on the floors. The bath rooms will have fiber glass tubs, with fiberglass splash walls up Interior Features to the ceiling. In every bath room, we will provide an in the wall, medicine cabinet with a mirror. Also included, will be sufficient towel bars and toilet tissue holder. The kitchen will consist of oak cabinets, designed with hardwood frames, formica counter tops, a ductless range hood, and a sink. The ranges and refrigerators will be provided by the Newark Housing Authority as stated in the RFP.

The units will be designed with Efficient circulation space, storage space, and a utility space with hook ups for **side by side washer and dryer**. There will be a vent provided for the dryer.

Additional soundproofing material will be put in for privacy between each dwelling unit. The handicapped housing units within the project are all designed as ground-level units they meet or exceed the minimum HUD standards. The kitchens and bath rooms are all designed with generous movement ability. Holding and grab bars are to be placed in all necessary areas including the tub areas. An additional 2% of the units are designed with all necessary and up to date electronic devices and facilities for the visually and hearing impaired.

All units will be equipped with the following as requested in the RFP:

- Same key for front and rear doors.
- Telephone wiring
- Vinyl Gutters/Leaders that match typical aluminum profiles.
- Screen at all gutters with strainer at leader openings.
- Hardwired ceiling mounted light fixtures in all rooms.
- 3'x3' access opening and a pull chain light fixture with grounded electrical receptacle, wherever crawl spaces exist.
- Floor drains and door saddles at all boiler rooms and at laundry spaces/rooms.

- All venting, except for dryer vents shall be at roof.
- 3'x3' concrete pad for trash can storage for each unit.
- One frost free, keyed hose bib at the rear of each unit.

HEATING AND ELECTRICAL FEATURES:

All units will have 120/208 Volt, 100 amp. electrical distribution system. The heating system for each unit will consist of the highest energy-efficient, natural gas fired boilers with circulating hot water base board heat. An insulated, energy-efficient hot water heater will be provided for each unit.

Each unit will have through-the-wall, thermal insulated sleeves for future air conditioning and electrical outlets to facilitate the cooling of the living room, dining area, kitchen, and each individual bed room.

Adequate lighting will be provided for each unit, in each individual room and stairway. Also, the rear yard privacy area will have an outside light for use and safety.

Each individual unit will be metered for natural gas and electric usage with the meters readable from the outside of the unit. A water meter will be provided for each site. Each unit will have a master TV antenna.

ENERGY SAVING FEATURES - EFFICIENCY

The window treatment of the units will consist of energy-efficient double-insulated thermopane glass with general orientation of all windows towards the south, east, and west to utilize the solar energy in the winter. The northern exposed windows will be limited, except where, absolutely necessary. All windows, when installed will be double caulked for greater energy efficiency.

In the bath room, the shower heads and faucets for the sink will be energy-efficient, no scald, water saving, low-flow capability. The toilets will consist of the newest and most efficient, water saving, low-flow capabilities. Each bathroom will have an energy-efficient exhaust fan to vent out the steam and protect the interior walls of the bath room. The kitchen will be equipped with a sink with a low-flow water faucet.

The heating system for each unit will consist of the highest energy-efficient gas boiler. Energy -saving thermostats will be provided fr each unit, allowing greater efficiency in the heating of the units.

Additional energy-saving construction methods used in construction will consist of Tyvek Building Wrap to eliminate drafts and keep the heat inside the unit. We will also exceed the minimum R value ratings for the walls and ceiling insulation values. This will create lower operating costs for the tenants. Typical exterior walls will have R-15 insulation placed between the frame cavities.

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SPECIAL DESIGN FEATURES - SAFETY, DURABILITY

The front entrances will have overhanging, covered front porches with a security light for front door security and safety of tenants. Doorbells for the front door will be on every unit.

Each unit will contain electric smoke alarms, with hard wired battery back up, for safety in all places as required by building codes and HUD standards. The rear yard will have an outside light for safety.

The party walls between each unit will be constructed to meet all fire code standards.

The Serenity Redevelopment Group Two, Inc. construction methods include ongoing observation of construction quality, progress, budget, and safety concerns for which corrective action can be initiated in a timely manner.

Construction quality will be observed by full time inspectors, with periodic reports filed to the NHA. A construction safety program will be undertaken under the direction of Th Serenity Redevelopment Group two, Inc., including a public education component for the neighbors. The construction schedule will be monitored and periodically reported to the NHA and other parties of interest. The construction budget will be monitored by the Serenity Redevelopment Group Two, Inc. to insure an adequate flow of cash to all companies and personnel on the project team. This ongoing accountability for quality, progress, budget, and safety concern means the Turnkey Concept will produce the housing the NHA is expecting.

**THE
SERENITY
GROUP**

December 1, 1992

HOUSING AUTHORITY OF THE CITY OF NEWARK
57 Sussex Avenue
Newark NJ 07103
Attn: Harold Lucas, Executive Director

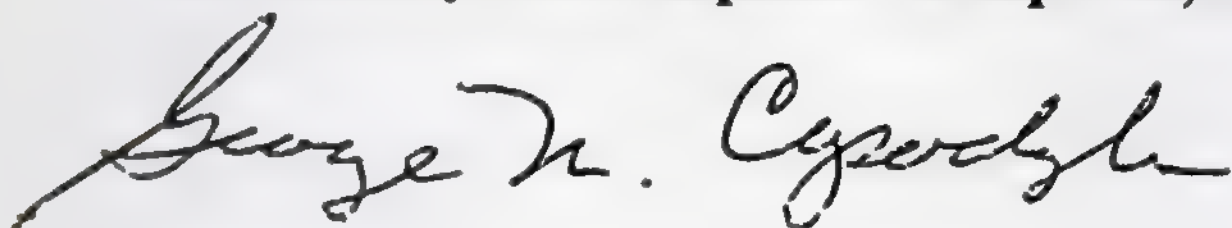
RE: NJ39-P002-041 / 199 Dwelling Units

Dear Mr. Lucas:

Concerning the requirements for a "reviewed corporate financial statement", The Serenity Redevelopment Group Two, Inc. is a new corporation created specifically for the "project and development team" we have put together for this and future projects. At this point you will find all the information you require within the other financial statements enclosed within this proposal.

Sincerely

The Serenity Redevelopment Group Two, Inc.



George M. Capodagli
President

THE
SERENITY
GROUP

December 1, 1992

HOUSING AUTHORITY OF THE CITY OF NEWARK
57 Sussex Avenue
Newark NJ 07103
Attn: Harold Lucas, Executive Director

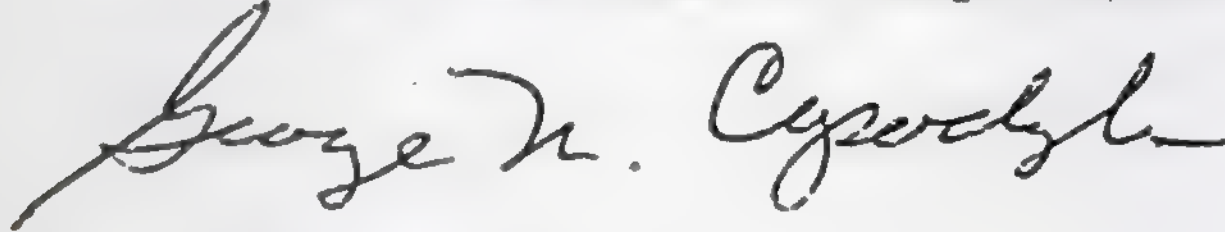
RE: NJ39-P002-041 / 199 Dwelling Units

Dear Mr. Lucas:

Concerning the requirements for a "Reviewed Past Five Years' Financial Statement of All Principals", I would like to point out that the Serenity Group is currently the developer for Project NJ 39-P002-040. Because of our current contractual relationship, the necessary information is already on file with the Newark Housing Authority.

Sincerely

The Serenity Redevelopment Group Two, Inc.



George M. Capodagli
President

THE
SERENITY
GROUP

December 1, 1992

HOUSING AUTHORITY OF THE CITY OF NEWARK

57 Sussex Avenue

Newark NJ 07103

Attn: Harold Lucas, Executive Director

RE: NJ39-P002-041 / 199 Dwelling Units

Dear Mr. Lucas:

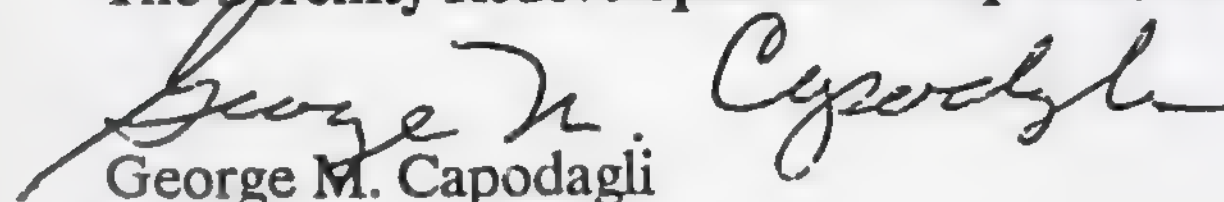
The Serenity Redevelopment Group Two, Inc., is pleased and honored to submit the attached proposal based on an extensive review of the U.S. Department of Housing and Urban Development (HUD) Developer' Packet NJ39-P002-041, 199 Dwelling Units. Visits to the individual and surrounding sites, studies of Federal Housing regulations regarding construction, and conscientious effort to develop a "total environment for wholesome living" for the residents of the City of Newark. We respectfully submit the following Developer's Packet and the Developer's Price which entails many hours of committed effort together with a strong minority component both on the company and performing trade levels.

a)	Site acquisition costs	\$ 19,900.00
b)	Site improvements	\$ 3,300,000.00
c)	Dwelling construction cost	\$12,350,000.00
d)	Architectural and engineering	\$ 150,000.00
e)	Non-dwelling construction	\$ 250,000.00
f)	Other	\$ 1,820,000.00
g)	Total Developer's Price	\$14,339,900.00

Serenity's presentation meets not only the requirements, but also embodies the spirit to create a "total environment for wholesome living" for those who need it most. Serenity's plan will provide the best possible housing for residents of the City of Newark, incorporating local involvement in the planning and development process. We eagerly await the opportunity to serve the Newark Housing Authority and the residents of the City of Newark.

Sincerely,

The Serenity Redevelopment Group Two, Inc.


George M. Capodagli
President

FINANCIAL STRATEGY:

The project will be developed in five phases. Phase 1 consists of a total of 44 units on six scattered sites in the Elizabeth Valley Area of the City of Newark. Phase 2 through 5 consist of neighborhood clusters on the "Scudder Homes" site in the Central Ward of Newark. Phase two consists of 40 units that comprise Douglas Court South and Douglas Court North. Phase three consists of 42 units that comprise Howard Court South and Howard Court North. Phase four consists of 35 units and a community building, that comprise Carver Court South and Carver Court North. Phase five consists of 38 units that comprise Treat Court South and Treat Court North. (Phase order may change). Conveyance of the land will be accomplished through a subdivision of the "Scudder Homes" site.

SIMPLIFIED FINANCIAL SCHEME:

At the rate of 40 units per phase and a total of five phases for the entire project, the financing scheme can be simplified as below:

For the first phase:

40 units at \$ 50,000/unit will cost \$ 2.0 million.

Site work for 40 units will cost approximately \$ 600,000.

Total cost for phase one will be \$ 2.6 million. (\$2,600,000)

Since Avis America will give credit for the cost of the units, the total financial exposure for Serenity Group will be the cost of the site work. That is \$ 600,000.

HUD requirements state that at the end of the first phase, land and units are to be conveyed with the next two phases at 60% and 30% completion.

First phase at 100% \$2.6 million

Second phase at 60% \$1.56 million

Third phase at 30% \$0.78 million

Total cost at the end of the first phase, and at all other times = \$4.94 million

Since Avis America will give credit for the cost of the units, the total financial exposure for Serenity Group will be the cost of the site work. Which will amount to \$ 600,000 + \$ 400,000 + \$ 200,000, to a total of \$ 1,200,000. A letter from Mr. Martin Ferrario, President of Avis America is attached here.

The Serenity Redevelopment Group Two, Inc. will require a revolving loan for its financial exposure. As the letter from the New Jersey Housing and Mortgage Finance Agency indicates, they are interested in considering the making of a construction loan to the Serenity Redevelopment Group Two, Inc.

Also attached is a letter from The Consolidated Companies who have expressed an interest in bonding the job.

NEW JERSEY HOUSING

& MORTGAGE FINANCE AGENCY

3625 Quakerbridge Road, CN 18550
Trenton, NJ 08650-2085
Phone: (609) 890-8900/Fax: (609) 890-0414

Melvin R. Primas, Jr.
Chairman

Kevin Quince
Executive Director

November 25, 1992

Mr. George M. Capadagli
Serenity Redevelopment Group
135 Kinnelon Road
Kinnelon, NJ 07403

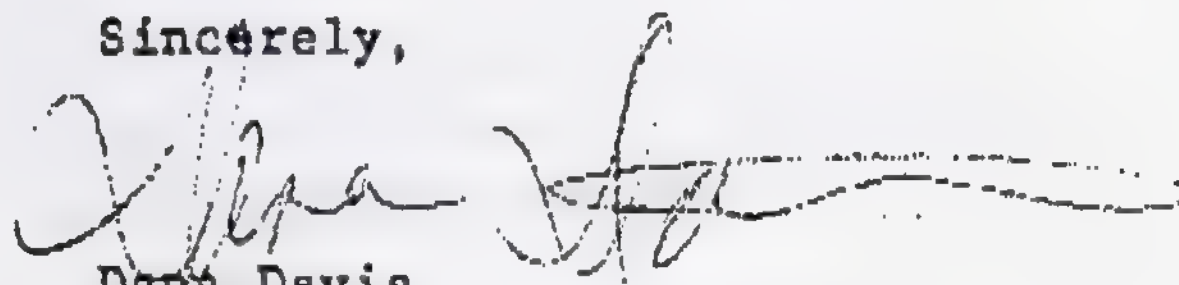
Dear Mr. Capadagli:

In response to your inquiry regarding the Agency's interest in possibly providing construction financing for projects you may be awarded under the Newark Replacement Housing Turnkey Program, please note the following.

We are interested in considering the making of a construction loan to your firm for the Newark Replacement Housing projects.

If you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,



Dana Davis
Assistant Director of
Research and Development

rm

c Phil Miller
Stuart Bressler
Karen Torian
Dana Davis



November 23, 1992

Mr. George Capodagli
President
The Serenity Redevelopment Group, Inc.
100 Route 46, Building B
Mountain Lakes, NJ 07046

RE: Proposal NJ39-P002-041

Dear Mr. Capodagli:

We have reviewed your proposal for the 199 units indicated for the project above with great interest. This letter is written to confirm our intention to work closely with you, using our available resources, to assist your efforts to complete the project, provided you are named the designated developer of the project.

This commitment is based both on the project's fundamental strengths and the working relationship that we have established with your firm during our mutual involvement with the project known as NJ39-P002-040.

AvisAmerica is a modular housing manufacturer with substantial experience in these types of housing projects. Over the last 9 years, the company has built over 4500 housing units. As such, we feel we will be able to meet your requirements in both the scheduling and financing areas, per your proposal. Specifically, we will be able to accomodate the credit you have asked us to provide via the payment terms for the units we would be shipped.

Good luck with your bid, we are looking forward to doing more business with you.

Sincerely,

Martin Ferrario
President

MF/bms



November 23, 1992

Mr. George Capodagli
President
The Serenity Redevelopment Group, Inc.
100 Route 46, Building B
Mountain Lakes, NJ 07046

RE: Proposal NJ39-P002-041

Dear Mr. Capodagli:

We have reviewed your proposal for the 199 units indicated for the project above with great interest. This letter is written to confirm our intention to work closely with you, using our available resources, to assist your efforts to complete the project, provided you are named the designated developer of the project.

This commitment is based both on the project's fundamental strengths and the working relationship that we have established with your firm during our mutual involvement with the project known as NJ39-P002-040.

AvisAmerica is a modular housing manufacturer with substantial experience in these types of housing projects. Over the last 9 years, the company has built over 4500 housing units. As such, we feel we will be able to meet your requirements in both the scheduling and financing areas, per your proposal. Specifically, we will be able to accomodate the credit you have asked us to provide via the payment terms for the units we would be shipped.

Good luck with your bid, we are looking forward to doing more business with you.

Sincerely,

Martin Ferrario
President

MF/bms

THE CONSOLIDATED COMPANIES

November 30, 1992

Serenity Redevelopment Group
86 Clinton Avenue
Newark, New Jersey 07114

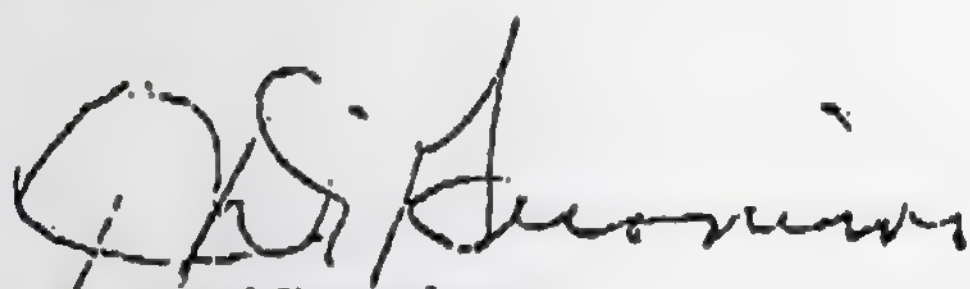
Re: Newark Housing Authority
NJ 39-P002-041
(199 Units)

Dear Mr. President,

Consolidated Surety Agency will consider your bonding request for the above referenced project upon your submission of the contractor information we have requested.

If I can be of further assistance please let me know.

Sincerely,



A.J. DiGeronimo
Vice President

AJD:nmg



One Lakeside Commons • 990 Hammond Drive #800 • Atlanta, Georgia 30328
(404) 551-2889 • FAX (404) 551-0228



STATE OF New Jersey
COUNTY OF Marion

That I George H. Casanova the party submitting the foregoing proposal or bid and that said party will comply with the requirements of the Minority Business Enterprise Participation Program of the Housing Authority of the City of Newark as provided in Section 21 of the Special Conditions and in furtherance thereof the party agrees to obtain at least 30% of the goods and services to be awarded a contract. The bidder intends to acquire the state percentages of goods and services to be supplied hereunder as hereafter described from the following minority business enterprises:

[illegible]

Name George V. Capozzoli

Title President

Margaret Blainie

STATE OF NEW JERSEY • DEPARTMENT OF COMMERCE AND ECONOMIC DEVELOPMENT
Division of Development for Small Businesses and Women and Minority Businesses • CN 835 • Trenton, NJ 08625-0835
George R. Zoffinger, Commissioner • Leland S. McGee, Director

Bharat M Gami, AIA
512 Hudson Ave.
Weehawken NJ 07082

CONTACT PERSON Bharat M. Gami, AIA
PHONE NUMBER 201 - 866 - 4819

SET-ASIDE GOALS STATUS

Small Business Enterprise ☒ A ☐ D
Micro Business Enterprise ☒ Y ☐ N
Urban Development Enterprise ☒ Y ☐ N

CONSTRUCTION SUB-CONTRACTOR
REGISTRATION STATUS

Minority Business Enterprise ☒ Y ☐ N
BA HA ☒ AA ☐ NA ☐ P
Woman Business Enterprise ☒ Y ☐ N

APPROVAL OFFICER

Patty Castiglione

APPROVAL DATE

9-21-90

Anthony Vergara

Anthony Vergara, Chief
Set-Aside and Certification Office

KEY: A = Approved D = Disapproved Y = Yes N = No
BA = Black American HA = Hispanic American AA = Asian American
NA = Native American P = Portuguese

FOR OFFICE USE ONLY

PC

CLERK INITIALS

9 12 5 190

DATE

☒ MACS

☐ SAVI

034564689

VENDOR IDENTIFICATION NUMBER

**THE
SERENITY
GROUP**

December 1, 1992

HOUSING AUTHORITY OF THE CITY OF NEWARK

57 Sussex Avenue

Newark NJ 07103

Attn: Harold Lucas, Executive Director

RE: NJ39-P002-041 / 199 Dwelling Units

Dear Mr. Lucas:

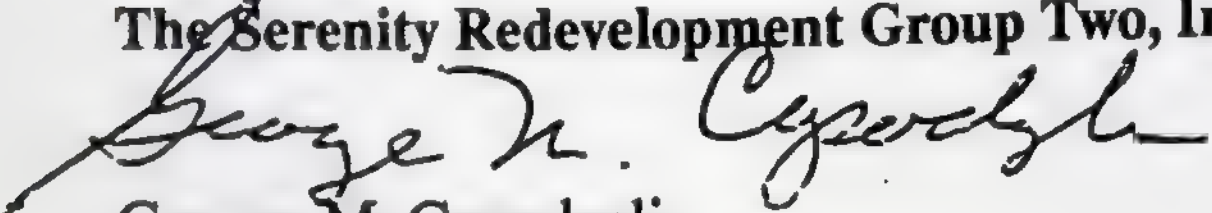
The Serenity Redevelopment Group Two, Inc., is pleased and honored to submit the attached proposal based on an extensive review of the U.S. Department of Housing and Urban Development (HUD) Developer's Packet NJ39-P002-041, 199 Dwelling Units. Visits to the individual and surrounding sites, studies of Federal Housing regulations regarding construction, and conscientious effort to develop a "total environment for wholesome living" for the residents of the City of Newark. We respectfully submit the following Developer's Packet and the Developer's Price which entails many hours of committed effort together with a strong minority component both on the company and performing trade levels.

a)	Site acquisition costs	\$ 19,900.00
b)	Site improvements	\$ 3,300,000.00
c)	Dwelling construction cost	\$12,350,000.00
d)	Architectural and engineering	\$ 150,000.00
e)	Non-dwelling construction	\$ 250,000.00
f)	Other	\$ 1,820,000.00
g)	Total Developer's Price	\$14,339,900.00
h)	Financing costs	\$ 840,000.00
i)	Total Developer's Price	\$15,179,900.00

Serenity's presentation meets not only the requirements, but also embodies the spirit to create a "total environment for wholesome living" for those who need it most. Serenity's plan will provide the best possible housing for residents of the City of Newark, incorporating local involvement in the planning and development process. We eagerly await the opportunity to serve the Newark Housing Authority and the residents of the City of Newark.

Sincerely,

The Serenity Redevelopment Group Two, Inc.


George M. Capodagli
President

THE
SERENITY
GROUP

December 1, 1992

HOUSING AUTHORITY OF THE CITY OF NEWARK
57 Sussex Avenue
Newark NJ 07103
Attn: Harold Lucas, Executive Director

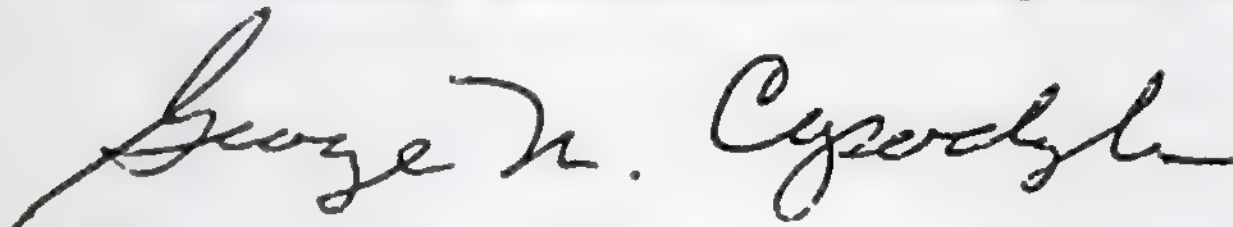
RE: NJ39-P002-041 / 199 Dwelling Units

Dear Mr. Lucas:

Concerning the requirements for a "**Pending Litigation Statement**", I would like to point out that there is no pending litigation against Serenity Group.

Sincerely

The Serenity Redevelopment Group Two, Inc.



George M. Capodagli
President

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
HOUSING - FEDERAL HOUSING COMMISSIONER AND
U.S. DEPARTMENT OF AGRICULTURE
FARMERS HOME ADMINISTRATION

PREVIOUS PARTICIPATION CERTIFICATION

PART I - CERTIFICATE (To be completed by Principals of Multifamily Projects.)

(Name and City of HUD Area Office or USDA-FmHA District Office where the Application is Filed.)

Newark

2. PROJECT NAME, I.D., OR PROJECT NUMBER AND CITY, STATE CONTAINED IN THE APPLICATION

N.J. - 40

ALSO:
SECTION 8 CONTRACT NUMBER

3. AMOUNT OR CONTRACT AMOUNT
\$3,300,000.

4. NUMBER OF UNITS OR BEDS
100 Units

5. SECTION OF ACT (If known)

6. TYPE OF PROJECT (Check One)
☐ Existing ☐ Rehabilitation
☒ Proposed (New)

LIST OF ALL PROPOSED PRINCIPAL PARTICIPANTS

7. Alphabetical List of the Full Names (last name first) and Address of known principals and affiliates (people, businesses and organizations) proposing to participate in the project described above.

8. Role of Each Principal

9. Expected % Interest in Ownership

10. Social Security or IRS Employer Number

George M. Capodagli

Total responsibility for overseeing operation

100%

140-36-9460

James M. McGlumphy Associates

150-46-2355

Newark Tenants Council

CERTIFICATION

I, the individual who signs as well as the corporations, partnerships and other parties listed above who certify, hereby apply to HUD or USDA as the case may be, for approval to participate as a principal in the project listed above based upon my following previous participation record and this Certificate.

I certify that all the statements made by me are true, complete and correct to the best of my knowledge and belief and are made in good faith, including the data contained in Schedule A and Exhibits signed by me and attached to this form.

I further certify that:

- Schedule A contains a listing of every assisted or insured project of HUD, USDA-FmHA and State and Local Government housing finance agencies in which I have been or am now a principal.
- For the period beginning 10 years prior to the date of this certification, and except as shown by me on the certificate:
 - No mortgage on a project listed by me has ever been in default, assigned to the Government or foreclosed, nor has mortgage relief by the mortgagee been given;
 - I have not experienced defaults or noncompliances under any Conventional Contract or Turnkey Contract of Sale in connection with a public housing project;
 - To the best of my knowledge, there are no unresolved findings raised as a result of HUD audits, management reviews or other Governmental investigations concerning me or my projects;
 - There has not been a suspension or termination of payments under any HUD assistance contract in which I have had a legal or beneficial interest attributable to my fault or negligence;
 - I have not been convicted of a felony and am not presently, to my knowledge, the subject of a complaint or indictment charging a felony. (A felony is defined as any offense punishable by imprisonment for a term exceeding one year, but does not include any offense classified as a misdemeanor under the laws of a State and punishable by imprisonment of two years or less);
 - I have not been suspended, debarred or otherwise restricted by any Department or Agency of the Federal Government or of a State Government from doing business with such Department or Agency.

9. I have not defaulted on an obligation covered by a surety or performance bond and have not been the subject of a claim under an employee fidelity bond.

3. All the names of the parties, known to me to be principals in this project(s) in which I propose to participate, are listed above.

4. I am not a HUD/FmHA employee or a member of a HUD/FmHA employee's immediate household as defined in HUD's Standard of Conduct in 24 CFR 0.735 205(e)(2)/USDA's Standard of Conduct in 7 CFR Part O Subpart B.

5. I am not a principal participant in an assisted or insured project this date on which construction has stopped for a period in excess of 20 days or which has been substantially completed for more than 90 days and documents for closing, including final cost certification have not been filed with HUD or FmHA.

6. To my knowledge I have not been found by HUD or FmHA to be in noncompliance with any applicable civil rights laws.

B. (APPLICABLE TO GENERAL PARTNERS OR PROJECT OWNERS ONLY)

All the parties who are principals or who are proposed as principals here are listed above and no principals or identities of interest are concealed or omitted.

C. I am not a Member of Congress or a Resident Commissioner nor otherwise prohibited or limited by law from contracting with the Government of the United States of America.

D. Statements above (if any) to which I cannot certify have been deleted by striking through the words with a pen. I have initialed each deletion (if any) and have attached a true and accurate signed statement (if applicable) to explain the facts and circumstances which I think helps to qualify me as a responsible principal for participation in this project.

Typed or Printed Name of Principal	Signature of Principal	Title, Role or Capacity	Date	Area Code and Telephone No.
George M. Capodagli		President	11/23/92	201-838-3600
James M. McGlumphy		Architect	12/1/92	201-492-2776

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code, Section 1001 and Section 1010.

THIS FORM WAS PREPARED BY (Please print name)

George M. Capodagli

AREA CODE & TELEPHONE NO

201-838-3600

REPORT OF INSPECTOR GENERAL - INTERNAL PROCESSING ONLY

THE INDICES OF THE INSPECTOR GENERAL'S OFFICE HAVE BEEN CHECKED FOR THE NAMES OF THE PRINCIPALS LISTED IN PART I ABOVE

AND: ☐ a. WE HAVE NO INFORMATION; OR

☐ b. WE HAVE INFORMATION AND A REPORT IS ATTACHED

DATE

TITLE

SIGNATURE

1. By my name below is the complete list of my previous projects and my participation history as a principal in Multifamily Housing programs of HUD/USDA FINANCIAL, STATE AND LOCAL HOUSING FINANCE AGENCIES. Add extra sheets if you need more space. Double check for accuracy. If you have no previous projects write

NOTE: Read and follow the attached instructions sheet carefully. Abbreviate where possible. Make full disclosure. Add extra sheets if you need more space. Double check for accuracy. If you have no previous projects write

1. List each Principal's Name
(List in Alphabetical Order, Last Name First)

George M. Capodagli

James M. McGlumphy

100 Units - N.J. 40 Newark

100 Units - N.J. 40 Newark

136 Arlington Ave. Jersey City

Major Reconstruction

10/90 -

10/90 -

Contract Award July/1992

None

None

None

5. RESERVED FOR HUD PROCESSING

4. Disclose Defaults, Mortgage Relief, Assignments, Foreclosures. If None, write "None."

3. List Principal's Participation Role and Interest - Give Month and Year Participation began and ended.

2. List Previous Projects (Give the I.D. Number, Project Name, City of Location, Government Agency Involved and Number of Units in the Project)

1. Received by the Field Office, checked by me for accuracy and completeness and found ready for processing:

DATE

DATE

DATE

DATE

DATE

DATE

DATE

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DATE

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DATE

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PART II - INTERNAL PROCESSING ONLY

2. TO: Department of Housing and Urban Development, Multifamily Participation Review Committee, Washington, D.C.

A review of the records and project files of this office relative to the above listed parties and projects reveals:

☐ A. No adverse information, Form HUD-2530 approval is recommended;

☐ B. Problems exist, my memorandum on them is attached.

DIRECTOR OF HOUSING

SUPERVISOR, PROCESSING CONTROL AND REPORTS UNIT

PROCESSING IS AUTHORIZED

NAME OF AREA MANAGER

DATE

DATE

DATE

DATE

DATE

HOUSING AUTHORITY OF THE CITY OF JERSEY CITY

400 U. S. Highway #1, (Marion Gardens)
Jersey City, New Jersey 07306



July 2, 1992

BOARD OF COMMISSIONERS

Chairman
MARK RUSSONIELLO

Vice-Chairwoman
ELBA PEREZ CINCIARELLI

Commissioners
JOSEPH M. NESTOR
GLORIA ROBINSON
E. JUNIOR MALDONADO
CHARLES TREFURT
ARTHUR WILLIAMS

Executive Director
ROBERT J. RIGBY, JR.

Gami/McGlumphly Architects & Associates
512 Hudson Avenue
Weehawken, N.J. 07087

Re: Architectural/Engineering Services
Major Reconstruction of Obsolete Projects Program

Dear Mr. Gami/Mr. McGlumphly:

Please be advised that the Board of Commissioners, at its meeting of July 1, 1992, awarded your firm the Architectural/Engineering Contract in connection with the PHA's Major Reconstruction of Obsolete Projects Program, specifically, 136 Arlington Avenue in the amount of \$26,258.

This award recommendation will be forwarded to the Department of Housing and Urban Development for their review and approval. Upon HUD's approval, the PHA will schedule a meeting with your firm to review the scope of services.

If you have any questions, or require additional information, please call. Thank you.

Very truly yours,

Maria T. Maio,
Deputy Director
Development/Assisted Housing

MTM/mo

cc: Peter DePascale

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Personal Financial and Credit Statement

U.S. Department of Housing
and Urban Development
Office of Housing —
Federal Housing Commissioner



OMB No. 2502-0001 (Exp. 5-30-00)

Topic Name 199 Dwelling Units		Number NJ 2-41	Location Newark, New Jersey	
Name of The Serenity Development Group		Date 11/26/92	Address 12 Butternut Terr. Kinnelon, NJ	
Assets			Liabilities and Net Worth	
Assets on hand in banks (name of depository)	Balance	Total	Accounts Payable	\$
Samapo	\$ 141,000		Notes Payable	
			Debts payable in less than one year (secured by mortgages on land and buildings)	
			Debts payable in less than one year (secured by chattel mortgages or other liens on assets)	\$
Accounts Receivable	\$			
Other Doubtful Accounts				
Notes Receivable	\$		Other current liabilities: (describe)	\$
Other Doubtful Notes				
Stocks and Bonds — Market Value (Schedule A — reverse side)				
Other Current Assets: (describe)			Total Current Liabilities:	\$
Contract — HUD	700,000		Debts payable in more than one year (secured by mortgages on land and buildings)	
Spec House	\$ 625,000		Debts payable in more than one year (secured by chattel mortgages or other liens on assets)	
Base Watershed Property	300,000	1,325,000		
Total Current Assets		\$		
Real Property — at net* (Schedule B — reverse side)		2,200,000	Other liabilities (describe)	\$
Machinery Equipment and Fixtures — (at net)		75,000		
Life Insurance (Cash value less loans)		20,000		
Other Assets (describe)			Total Liabilities	\$ 240,000
Cars/Trucks	\$ 110,000		Net Worth	3,961,000
Computers/Office Equip.	30,000		Total Liabilities and Net Worth	\$ 4,201,000
Total Assets		\$ 4,201,000		

Cost, including improvements, less depreciation

Accounts and Notes Receivable		Partner (P) Employee (E) Relative (R) or Other (O)*	Address	Maturity Date	Amount
Type (P, E, R or O)	Name				
Type (P, E, R or O)	Name				
Type (P, E, R or O)	Name				
Type (P, E, R or O)	Name				
Life Insurance		Face Value	Beneficiary		

Delinquencies	Amount	Circumstances
Type Liability		
Type Liability		
Type Liability		

Accounts and Notes Payable		Address	Amount	Maturity Date
Type (P, E, R or O)	Name			
Type (P, E, R or O)	Name			

Pledged Assets		Amount	Offsetting Liability
Type Pledged			
Type Pledged			
Type Pledged			

Note: If more space is required use a separate sheet of paper.

Replaces FHA-2417 which is obsolete.

HUD-92417 (4
24 CFR 200

Legal Proceedings (If any legal proceedings have been instituted by creditors, or any unsatisfied judgments remain on record, give full details.)

Schedule A — Stocks and Bonds

Description	Current Market Value (At date of this Statement)	If Listed, Name Exchange

Schedule B — Real Property (Indicate Private Residence if any)

Location and Description of Land and Buildings Owned	Age	Original Cost	Market Value	Assessed Value	Mortgaged For —	Insured For —
12 Butternut Terr. Kinnelon	6mths	1,000,000	1,200,000		0	800,000
58 W. California, Long Beach Island	25 Yr	365,000	400,000		240,000	300,000
2 Lots Smoke Rise		600,000	600,000		0	0
Totals		1,965,000	2,200,000		240,000	

Title (The legal and equitable title to all pieces of the above-described real estate is solely in my name, except as follows.)

Location of Real Property	Name of Title Holders
See Above	Serenity/George M. Capodagli/Trust

Bank and/or Trade References

Name and Address	Account Numbers
Ramapo Bank, Butler, NJ	1020437401, 1003224706, 102046701
Viola Lumber, Nutley	
Service Concrete, Oak Ridge	
Clayton Block, Lakewood	

I hereby certify that the foregoing figures and the statements contained here, submitted to obtain mortgage insurance under the National Housing Act, are true and give a correct showing of my financial condition as of this date.

Name

Date Signed

11/26/92

Warning — U.S. Criminal Code, Section 1010, Title 18, U.S.C., "Federal Housing Administration transactions", provides in part: "Whoever, for the purpose of influencing in any way the action of such Administration ... makes, passes, utters, or publishes any statement, knowing the same to be false, ... shall be fined more than \$5,000 or imprisoned not more than two years, or both."

Outline Specification

U.S. Department of Housing
and Urban Development
Office of Public
and Indian Housing



OMB Approval No. 2577-0012 (Exp. 10/31/93)

Public Reporting Burden for this collection of information is estimated to average 3 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600 and to the Office of Management and Budget, Paperwork Reduction Project (2577-0012), Washington, D.C. 20503. Do not send this completed form to either of these addresses.

Local Authority or Developer The Serenity Redevelopment Group 2, Inc.	Project Number N.J.30-P002-041
Project Name 199 Units	Architect James M. McGlumphy
Location Newark	Date 12/01/92

Instructions: Describe all materials and equipment to be used. Include no alternates or equivalents. Show extent of work and typical details on drawings. Attach additional sheets if necessary to completely describe the work. The Cost Estimate will recognize quality products and materials in excess of acceptable minimums, when specified. Certain parts of the work cannot be put in their proper classification until more information about their materials and construction is known; therefore describe, under suitable categories below, the following: main service and other stairs, treads, risers, handrails, balusters, etc.; sound insulation of partitions and floors separating apartments and between apartments and public spaces, utility conduits and tunnels, waterproofing and draining, utilities, and related insulation; retaining walls; garages and accessory buildings; and off-site improvements required to serve the project such as roads, curbs, walks, utilities, storm sewers, planting, etc.

1. General Requirements

2. Site Work

Type of Soil Previously disturbed	Bearing Capacity To be determined
---	---

Material and thickness of fill and base course.

2" Recycled concrete

Demolition: Construction of structures to be demolished and materials to be reused.

None

Storm Drainage: Culverts, pipes, manholes, catch basins, downspout connection (dry well, splash blocks, storm sewer).

According to H.U.D. /State/ Local requirements

Site Preparation: Tree protection, surgery, wells, walls, topsoil stripping, clearing, grubbing, and rough grading.

In grade plan.

Curbs and Gutters: Type and material.

Concrete

Pavement: Material and thickness of base and wearing surface for drives, parking areas, streets, alleys, courts, walks, drying yards and play areas. Steps, handrails, checkwalls

2" Top

Equipment for Special Areas and Enclosures: Play equipment, benches, fences.

Playground equipment/Benches/Basketball Court/Management Building

Finish Grading: Approximate existing depth and method of improving topsoil. Extent of finish grading.

In grade plan.

Lawns and Planting: Type, size, quantity and location of lawn seeded or sodded; ground cover and hedge material, trees, shrubs, etc.

Note: This Outline is based on the "Uniform System" for Construction Specifications, Data Filing, and Cost Accounting developed by AIA, CSI, and AGC.

3. Concrete

Concrete strength for exterior walls below and above grade, interior walls and partitions, piers, footings, columns and girders. Size, thickness and location on drawings. Note portions having reinforcing steel on drawings. Location, size and material of footing drains and outlets.

Structural system of concrete floors at basement, other floors and roof. Thickness of slabs and strength of concrete. Attached exterior concrete steps and porches. If more than one type of construction is used, list separately and state locations.

Special designs must be incorporated in development to account to sub surface situation.

Slab Perimeter Insulation:

4. Masonry

Material and thickness of exterior walls above and below grade, interior walls and partitions, fire walls, stair, hall and elevator enclosures, chimneys, incinerators, veneer, sills, copings, etc.

5. Metals

	Material	Size
Miscellaneous Iron		
Access Doors		
Area Gratings		
Lintels		
Fire Escapes		
Foundation Vents		

Structural Steel: (Framing or structural system used.)

6. Carpentry

Size, spacing, and grade of lumber to be used for floor, roof, exterior walls above grade and interior partition framing, subfloor, sheathing, underlayment and exterior finish materials (wood siding, shingles, asbestos siding, etc.).

Pre Fab Housing with traditional framing lumber to be used.

Grade and species for interior and exterior finish woodwork.

Painted or Laminated overlay.

7. Moisture Protection

Materials and method of waterproofing walls and slabs below grade, location, thickness or number of plies. Type of permanent protection of waterproofing (parging) if used. Method of dampproofing above grade. Flashing materials if other than sheet metal. Spandrel waterproofing.

According to special design

Thermal Insulation	Thickness	R-value & Type of Material	Method of Installation
Exterior Walls	2x4	R-15	
Ceiling Below Roof	2x6's or 2x8's		
Roof	Trusses or 2x6 or 2x8's	R-30	
Other			

Roofing: Roof covering materials and method of application, weight of shingles, numbers of felt plies, bitumen, etc.

Sheet Metal: Material and weight or gauge for flashings, copings, gutters and downspouts, roof ventilators, scuppers, etc.

Aluminum

Caulking: (Materials and Locations)

8. Doors, Windows and Glass

Windows and Frames: Type and Material. Special construction features or protective treatment.

Metal/Vinyl Fully Insulated

Glazing: Thickness, strength and grade of glass and method of glazing.

Metal Curtain Walls:

Doors and Frames:

Exterior: Thickness, material and type at all locations.

Exterior Metal Door Steel Buck

Interior: Thickness, material and type for public halls and stairs, apartments (entrance and interior), boiler rooms, fire doors and doors at other locations.

According to code as it pertains to individual situation

Finish Hardware: Material and finish of exterior and interior locksets, sliding and folding door hardware, window and cabinet hardware, door closers, door knockers, numbers, etc.

Quickset

8. Doors, Windows and Glass (Cont.)

Weatherstripping	Material	Type
Windows	Vinyl/Metal (Maintenance free)	Insulated with thermo break
Exterior Doors	Metal	Insulated
Thresholds	Metal	
Screens:		
Mesh	Mesh	
Frames		

9. Finishes Maintenance free

Grade, material, and thickness of all finishes.

Vinyl + Masonry exterior

Painting:	Type	Number of Coats	Interior	Type	Number of Coats
Exterior					
Wood			Wood	Benjamin Moore	2
Metal			Metal		
Masonry			Walls & Ceilings	Benjamin Moore	2
			Kitchen & Bath	Benjamin Moore	2

Tile & Ceramic Bathroom Accessories:

Floor and Wall Covering:		Material (Thickness, grade, finish and waincot height)	
Location		Floor	Walls
a.	Kitchen/Bath	Vinyl tile	
b.	Living/Hall/		
c.	Bedrooms/etc.		
d.			
e.			
Bathroom Accessories		Material	Quantity
Attached		Grab bars - Medicine cabinets	
Recessed			

Resilient Flooring: Location, type and gauge, for all materials.

Vinyl tile 1/8" thick

10. Specialties: (List Significant Items)

Interior partitions other than concrete, masonry or wood.

Medicine Cabinets: Material, size and type.

Wall mounted each bathroom.

Mail Boxes, Package Receivers
Exterior gang with Security lock feature

Packaged Incinerators

11. Equipment

Refrigerators: Capacity and type for each size of living unit.

SPECIAL FEATURES

* Page 4 of 8

form HUD-508

Washers and Dryers provided at Developers cost by Developer to N.H.A. or N.T.C.
for their Distribution + installation. (No credit if refused)
A.C. Units provided at Developers cost for sleeves by Developer to N.H.A. or N.T.C.
for their distribution + installation (No refund if refused)
\$25,000 Fitup included for Fixtures at Tenants/Management Building
Range Hoods over stove
Storage Areas (Uninhabital)
Central T.V. Antennas to comply with H.U.D. but also provisions for cable hook-ups.

* Please note that the developers cost indicates at the developers expense.

11. Equipment (Cont.)

Kitchen Ranges: Size and type for each size of living unit

By owner

Kitchen Cabinets: (Detail on drawings)	Material		Finish
	Laminate/wood stiles/veneer pressed		
Wall Units	"	"	board
Base Units	"	"	"

Counter Top and Backsplash Material

Laminate with 4" Backsplash

Other cabinets and built-in storage units

Equipment: Garbage disposal units, dishwashers, clothes washers and dryers

Washer & dryer provided by developer but distributed and installed by N.H.A.
(No credit if refused)

12. Furnishings: Shades: Types of shades, draperies or other devices for privacy and control of natural light.

13. Special Construction:
(Incinerator-Job Construction)

Storage areas

14. Conveying Systems

Elevators: Attach letter from manufacturer whose elevator installation is proposed, containing a brief comprehensive specification for the complete elevator installation, and the manufacturer's statement that the number of elevators proposed and the installation described will provide adequate service, and that manufacturer maintains an effective service organization in the project locality.

15. Mechanical:

Plumbing and Hot Water Supply:

Fixtures: (Material, size, fittings, trim and color)

Sink Kitchen - steel Briggs/ Eljer

Lavatory
White / Almond " "

Water Closet " " " "

Bathub " " " "

Shower Over Tub " " " "

Stall Shower " " " "

Laundry Trays
N/A

Other

15. Mechanical (Cont.)

Piping: (Material)

Soil Lines	PVC	Gas Lines	According to code
------------	-----	-----------	-------------------

Waste Lines	PVC	Standpipes	PVC
-------------	-----	------------	-----

Vents	PVC	Interior Downspouts	PVC
-------	-----	---------------------	-----

Water	Copper
-------	--------

Valve Shutoff for Servicing	Yes
-----------------------------	-----

Domestic Water Heating

Direct fired (Type, capacity and recovery rate.)

40/50 Gal. gas

Indirect fired (Separate boiler or combined with space heating boiler. Storage and recovery capacity.)

Solar Energy:

Application	System
-------------	--------

Subsystem

System Capacity

Insulation: Type and thickness of insulation on water lines and water heating equipment.

Heating

Kind of System: Hot water, steam, forced warm air, gravity warm air, etc.

Baseboard hot water gas

Fuel Used:

Gas

Calculated Load:

Heating Load

35,000 - 50,000 B.T.U.

Domestic Hot Water Load

Total

Equipment: (Make & Model)

Input (per hr.): Coal (lbs.)

Oil (gals.)

Gas (BTUH)

Output (BTUH)

35,000 - 50,000 B.T.U.

Distribution System:

Insulation: Type and thickness of insulation on heating equipment and distribution system.

Insulated pipes in unheated space.

Room Heating Units: Baseboard units, radiators, convectors, registers, etc.

Baseboard

Solar Energy:

Application

System

Subsystem

System Capacity

15. Mechanical (Cont.)

Space Heaters: Type, make, model, location and output of heating systems such as wall heaters, floor furnaces and unit heaters.

N/A

Temperature Controls: Individual unit, zone, central, etc.

1 or 2 Zones

Ventilation: Location, capacity and purpose of ventilating fans.

Baths with outside windows as often as possible.

Air Conditioning

Unitary Equipment (Self Contained or packaged units.)

Provided by Developer - Distributed and installed by N.H.A.
(No credit if refused)

Calculated Load:

Equipment: Make, model, operating voltage and capacity in BTUH for each size serving individual rooms, apartment units, or zone.

Central System:

Calculated Load:

Equipment (Make, model capacity, etc., of compressor, cooling tower, water chillers, air handling equipment, and other components which make up the complete system)

Utilities On-Site: Material for distribution system for all piped utilities.

Water Supply: Fire hydrants, yard hydrants, lawn sprinkler systems, exterior drinking fountains.

Hydrants as required

Gas:

Sanitary Sewerage: Treatment plants, pumping stations, manholes.

To City sewers

16. Electrical

Electrical Wiring: Type of wiring and load centers, number of circuits per unit, individual unit metering or project metering, spare conduit for future load requirements, radio or TV antenna systems. Show receptacles, light outlets, switches, power outlets, telephone outlets, door bells, fire alarm systems, etc., on drawings.

Central T.V. to comply with H.U.D. and also provisions
for cable hookups.

Electric Fixtures: Type for various locations.

Bath/Kitchen/Hall/Front & Rear Doors

16. Electrical (Cont.)

Electric light standards for lighting grounds, streets, courts, etc. Underground or overhead service.

Exterior security lighting for Public and Semi-Private areas.

All items of construction, equipment and finish, together with all incidentals, which are essential to the completion of the project will be provided whether or not specifically included in the exhibits and will be of a type, quality and capacity acceptable to HUD and appropriate to the character of the project.

Signed (Local Authority or Developer)

By (Architect)

James M. McSherry

12/1/92

SITE, DESIGN AND COST REPORT

Prepare and submit report in accordance with the Public Housing Development Regulation (24CFR 841) and Handbook (7417.1-Rev. 1). A separate report is required for each individual site or a site comprising several contiguous parcels having exhibits and information applicable to all parcels. A summary report is required for the project as a whole. Where necessary, attach a continuation sheet, identifying Part, Section and items continued.

Part I. GENERAL

1. Name of PHA Newark Housing Authority	3. PROJECT NUMBER N J 3 9 P 0 0 2 0 4 1	5. Housing Type and Development Method: (1) Conventional (2) Turnkey (3) Acquisition (a) New Construction: ☒ (b) Rehabilitation: ☐ (c) Existing: ☐
2. Address of PHA 57 Sussex Ave. Newark, N.J.	4. This report is: (a) ☐ the Summary Report for the project as a whole; and/or (b) ☐ Individual Site Report: Report No. _____ of _____ reports.	
6. Community Newark	7. County or Other Similar Area Essex	8. Congressional District(s)
		9. Census Tract(s)/Enumeration District(s)

10. Locality Map: For the proposed project as a whole, a map of the locality ☐ is attached identifying each proposed site and the percentage of the population by race in the census tract. Also located on the map are existing and proposed: (a) public transportation lines serving the site, (b) the principal industrial, commercial, or other areas providing employment opportunities for project residents, and (c) public schools, community, recreation, health, shopping and other facilities adjacent to and serving the site.

11. Dwelling Units by Household Type and Structure Type. As appropriate, enter the number of dwelling units (DUs) proposed by number of bedrooms, structure and household type:

Line No.	Col. 1 Structure Type 1/	Col. 2 No. of Build- ings	Column 3 Total DUs			Column 4 Number of Family and Large Family DUs						Column 5 Number of Elderly DUs		
			(a) Total	(b) Family	(c) Elderly	(a) 1-BR	(b) 2-BR	(c) 3-BR	(d) 4-BR	(e) 5-BR	(f) 6-BR	(a) Efficiency	(b) 1-BR	(c) 2-BR
1	D													
2	SD													
3	R		199	199			68	100	24	7				
4	W													
5	E													
6	Totals													
7	No. in Line 6 for Hdep.													

1/ Structure Types are: D = Detached, SD = Semi-Detached, R = Row or Townhouse, W = Walk-up, and E = Elevator.

12. Areas and Costs of Dwelling and Non-Dwelling Buildings or Spaces:

Identify separately for family and for elderly dwelling and non-dwelling areas and the costs attributable to the areas.	Gross Square Feet		Net Square Feet		Total Cost	
	Family	Elderly	Family	Elderly	Family	Elderly
(a) Dwelling Space	192,300		178,056			
(b) Non-Dwelling Buildings or Spaces						
(1) Management	600		558			
(2) Maintenance	1,100		1,023			
(3) Community	2,200		2,046			
(4) Other (specify)						
(5) Total Non-Dwelling Space	3,900		3,627			

13. Proposed Project Development Schedule:

Schedule each processing step for the proposed project in the applicable column below.	Number of Calendar Days		
	Turnkey Developer Estimate	PHA Estimate	TOTAL
Processing Steps	Column (1)	Column (2)	Column (3)
a. Site Documents Submission			
b. Design Documents Submission	4/93		
c. Construction Documents Submission	6/93		
d. Contract Documents Submission			
e. Construction Start	7/93		
f. Construction Completion	12/94		
g. PHA Acquisition of Existing Housing			12/94
h. TOTAL			

14. Certification

a. The PHA, and Developer if a turnkey project, certifies that, as applicable, the development and operation of the project will be carried out in compliance with applicable Fair Housing and Equal Opportunity Requirements -- i.e., Title VI of the Civil Rights Act of 1964 and Executive Order 11063, Title VIII of the Civil Rights Act of 1968, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975, Executive Order 11246 as amended by Executive Order 11375, Section 3 of the HUD Act of 1968 and Executive Orders 11625 and 12138.

b. For the proposed project as a whole, ☐ a plan is attached including any experience, which addresses:

(1) ☐ Section 3 of the HUD Act of 1968 -- providing opportunities for training and employment of lower-income residents of the unit of local government of the metropolitan area (or non-metropolitan county, as determined by HUD) in which the project is located and awarding contracts for work in connection with the project to business concerns which are located in or owned in substantial part by persons residing in such area;

(2) ☐ Executive Orders 11625 and 12138 -- employing minority and women-owned business enterprises to perform work in connection with the development and operation of the project.

Report Number

of

reports for Project Number:

Part II - PROPOSED SITE

1. Site Identification and Address

Various

2. Closest Major Intersection

Springfield Ave.
Court St.

3. Source of Site or Property (Check as applicable and identify)

- (a) ☐ HUD (CDBG, U.R., 236, etc.) _____
(b) ☐ Other Fed. (VA, etc.) _____
(c) ☒ FHA Owned _____
(d) ☐ City, County, State-Owned _____
(e) ☐ Privately Owned _____
(f) ☐ Other (Identify) _____

4. Dimensions:

(a) feet by (b) feet (c) sq. ft. (d) acres

5. Zoning:

(a) Identify existing zoning for the site:

(b) ☐ Zoning recently changed, evidence is attached;(c) ☒ Zoning is permissive;(d) ☐ Zoning is not permissive:

(1) zoning required: _____

(2) source of assurance _____

(3) party responsible for obtaining required change: _____

6. Site Control:

Identify current site control and attach evidence:

(a) ☐ Form(s) HUD-51971-1 for conventional and acquisition projects or(b) ☐ other form(s) for turnkey projects (identify): _____

(c) Earliest option expiration date: _____

7. Title Information: To demonstrate that good title can be obtained, attached are: (a) ☐ Title opinion or report and (b) ☐ recordation plat.8. Site Survey ☒ is attached.

9. For conventional or acquisition projects, FHA obtained private owner's offer to sell by:

- (a) ☐ FHA advertisement or invitation;
(b) ☐ Owner's advertisement or listing or other voluntary action;
(c) ☐ Other: _____

10. Utilities:

Service	Currently On-Site (1)	Currently Off-Site (2)	Change Required (3)	Assurance Attached (4)	Explain Change
(a) Sanitary Sewer	☒	☐	☐	☐	
(b) Water	☒	☐	☐	☐	
(c) Gas	☒	☐	☐	☐	
(d) Electricity	☒	☐	☐	☐	
(e) Storm Sewer	☒	☐	☐	☐	
(f) Access Street	☒	☐	☐	☐	
(g) Boundary Streets	☒	☐	☐	☐	
(h) Other (Identify)	☐	☐	☐	☐	

11. Site Grades: Indicate the percent of area for the site for each grade range:

(a) 25 % area w/grades 0 through 1%. (c) 25 % area w/grades 6 through 10%(b) 25 % area w/grades 2 through 5%. (d) 25 % area w/grades 11% and above.

12. Rainfall: For low-lying and flat sites, indicate level of rainfall:

13. Flood Hazards: Does the site lie within an area identified by HUD as having special flood hazards:

(a) ☐ Yes (elaborate) (b) ☒ No

14. Earthshakes: Does the hazard of earthshakes exist either on the site or on adjacent or nearby land:

(a) ☐ Yes (elaborate) (b) ☒ No

15. Earthquakes: Is the site a high risk area for earthquakes:

(a) ☐ Yes (elaborate) (b) ☒ No

16. Noise: Is the site exposed to noises in excess of HUD standards:

(a) ☐ Yes (elaborate) (b) ☒ No

17. Historic and Similar: Is the site located within an historic district or similar location which may be subject to special environmental treatment:

(a) ☐ Yes (elaborate) (b) ☒ No e.g., Wetlands area, Coastal

Zone, Sole Source Aquifer area, Pinelands.

18. Other Environmental Considerations or comments: *64 Clearance attached? Yes No

E.C. 12572

19. Unusual, Existing Site Features:

- (a) ☐ None (f) ☐ Poor Drainage
(b) ☐ Cuts (g) ☐ Retaining Walls
(c) ☐ Fill (h) ☐ Rock Foundations
(d) ☐ Erosion (i) ☐ High Water Table
(e) ☐ Other (specify) _____

20. Known Subsurface Conditions:

Previous history of demolition and failed construction have been considered in developers proposal.

21. RELOCATION

(a) ☐ Vacant: (no displacement) or: (b) ☐ Occupied: (potential displacement)	(c) Types of Occupants	(d) Total Number	(e) Eligible for Assisted Housing	(f) ☐ a statement is attached identifying each occupant by (1) name; (2) address; (3) whether owner or tenant; (4) type of occupant; (5) length of occupancy; and (6) dwelling unit size requirements. (g) ☐ the FHA (or developer in the case of turnkey) certifies that the informational and other notices to occupants will be issued as required.
	(1) Families			
	(2) Individuals			
	(3) Business Concerns			
	(4) Nonprofit Institutions			

Report Number

of

reports for Project Number:

22. PARCELS COMPRISING SITE:

(a) Parcel Number	(b) Parcel Address/Identification	(c) Option Exp. Date	(d) Area (Square Feet)	(e) Improvements		(f) Conditions	(g) Asking Price
				(1) Type	(2) Use		
A	Block 2505 (155 Unit site)		306,232	-	-	-	15,500.
B	122-40 Brunswick St.		31,297				1,200.
C	37-45 Murray St.		13,567				500.
D	110-22 Sherman Ave.		22,500				900
	43-50 Miller St.						
E	70-84 Brunswick St.		24,157				800
F	27-31 Miller St.		15,001				400
	129-135 Sherman Ave.						
G	113-121 Pennsylvania		10,838				600

23. REMARKS:

24. Area of Site

(1) Square Feet

(2) Acres

(a) Area to be purchased

(b) Area to be donated

(c) Total Area of Site

(d) Deductions

(e) Net Buildable Area

25. Demolition Required: (a) ☐ None Involved(b) ☐ Number of Dwelling Units(c) ☐ Number of Nondwelling Structures ..

Part III. PROPOSED DESIGN

1. Proposed Gross Density:

(a) 20.51 DUs per Acre X
(b) 86 Total Population /Acre
(c) 54 Number of Adults/Acre
(d) 32 Number of Minors/Acre
(e) LUT

2. Number of Parking Spaces 1/ D.U.

3. Number of Stories Building 2/3

4. Number of Elevators 0

5. Structural System Wood

6. Floor System Wood

7. Exterior Finish Vinyl/Masonry

8. Heating System Gas

9. Air Conditioning System Wall Units

10. Type of Foundation: ☒ Slab on Grade
☐ Crawl Space ☐ Partial Basement ☐ Full Basement11. Depth of Detail: The attached project description exhibits full public housing program requirements for (a) ☒ proposal submission; (b) ☐ design document submission; or (c) ☐ construction document submission.12. Attachment Identification: The attachments to this report are: (a) ☐ identical for and represent all sites in this proposed project; (b) ☐ limited only to the property proposed for this site; or (c) ☐ applicable to the various sites as described in an attachments' cover sheet.13. Utility Combination: A revised Comparative Analysis of Utility Costs, Form HUD-51994: (a) ☐ is attached; (b) ☐ is not attached.14. New Construction Project: Attached are: (a) ☒ Outline Specification, Form HUD-5087; (b) ☒ Site Plan; and (c) ☐ Schematic Drawings to identify proposed typical features.15. Rehabilitation or Existing Housing Project: Attached are: (a) ☐ Preliminary Work Write-ups; (b) ☐ Photographs; and (c) (1) ☐ For one-to-four-family properties, Underwriting Report, Form HUD-92800-3 (as applicable through Item 22); or (c) (2) ☐ For a property of five or more units, Outline Specification, Form HUD-5087.

16. Rehabilitation or Existing Housing Project: The following shows the annual income for the property, which includes the indicated equipment and services, over the last twelve months:

16 (a) "AS IS" or BEFORE REHABILITATION (ANNUAL INCOME LAST 12 MONTHS):						16 (b) Equipment and Services Included in Rent.	
1) Number of Each Type of Unit	(2) Living Area (Square Feet)	(3) Composition of Units	(4) Monthly Rent per Unit	ANNUAL RENT		Other Items Included in Rent:	
				(5) Income Received	(6) Received in Full Occupancy	(1) Range (Gas or Electricity)	
			\$	\$	\$	(2) Refrigerator (Gas or Electricity)	
						(3) Attic Fan	
						(4) Laundry Facilities	
						(5) Venetian Blinds	
						(6) Water (Cold)	
						(7) Water (Hot)	
						(8) Gas	
						(9) Electricity	
						(10) Space Heat	
						(11) Janitor Service	
						(12) Air Conditioning	
						(13) Ground Maintenance	
						(14) Garbage or Rubbish Removal	
						(15) Other (specify)	
						(16)	
TOTAL RENTALS FAMILY UNITS							
Other Income (specify)							
TOTAL OTHER INCOME							
TOTAL INCOME "AS IS" OR BEFORE REHABILITATION				\$	\$	\$	

Part IV. PROPOSED CONSTRUCTION COST/PRICE

Section A. Construction Cost/Developer's Price Description

1. Applicability: The cost/price provided in this part: (a) ☐ is the Summary Report for Project Number _____ and shows the total construction cost or developer's price for the proposed project as a whole; or (b) ☐ applies only to individual site Report Number _____ of Reports for Project Number _____.
2. Identification: The cost/price is: (a) ☐ for a new construction or rehabilitation project and is based on construction costs as of _____ which is: (1) ☐ the PHA proposal submission date or (2) ☐ the deadline date specified in the turnkey request for proposals; or (b) ☐ for acquisition of existing housing units.

Section B. Construction Cost/Developer's Price Statement

The following is a statement of proposed construction cost/developer's price:

ITEMS	DEVELOPER'S PRICE (a)	PHA COST (b)	TOTAL COST (c)
SITE IMPROVEMENTS: Cost includes special cost for work test, professional in conjunction with site & foundations.	300,000		
1. Unusual Site Improvements			
2. Normal Site Improvements (Includes foundations & special conditions & professionals)	3,000,000		
3. TOTAL Site Improvements (Account 1450)	3,300,000		
STRUCTURES AND EQUIPMENT			
4. Dwelling Structures (Account 1460)	8,800,000		
5. Dwelling Equipment (Account 1465)			
6. Subtotal D C and E			
7. Non-Dwelling Structures (Account 1470)	150,000		
8. Non-Dwelling Equipment (Account 1475)	100,000		
9. Subtotal Non-Dwelling Structures and Equipment	250,000		
10. TOTAL Structures and Equipment (Sum of Lines 6 and 9)	9,050,000		
11. TOTAL Construction Cost (Sum of Lines 3 and 10)	12,350,000		
(Includes other professional engineers/site/soils.)			
12. Architect's Fee - Design at _____ percent.	150,000		
13. Architect's Fee - Developer at _____ percent; Supervisory: -PHA at _____ percent			
14. TOTAL FOR ALL IMPROVEMENTS (Sum of Lines 11, 12 and 13)	12,500,000		
15. Cost per Gross Square Foot:		\$ 62.50	per sq. ft.
16. Estimated Construction Time		18	months
OTHER (TURNKEY ONLY)			
17. Construction Financing: Interest on \$ 4,000,000 at 14 % for 18 months	840,000		
18. State or Local Taxes	60,000		
19. Title and Recording Fees	35,000		
20. Closing Costs Including Attorney	125,000		
21. Developer's Fee and Overhead (Bond/Loan Fees/Specialists)	1,600,000		
22. TOTAL for OTHER	2,660,000		
SITE ACQUISITION			
23. Site/Existing Property (Account 1440.1) @ \$ _____ square feet, per sq. ft.	19,900		
TOTAL			
24. TOTAL CONSTRUCTION COST/PRICE	15,179,900		

25. Average Cost per Dwelling Unit (Line 24 divided by Number of Dwelling Units) \$ 76,280

Part V. SIGNATURE The information contained herein and in any attachments is true and correct to the best knowledge of the signatory entities:

Prepared for PHA: (1) ☐ as Turnkey proposal; or (2) ☐ by PHA Architect/ Other (Specify) _____

Name and Address of Entity: _____

Name and Title of Authorized Representative: The Serenity Group Two, Inc.

Signature of Representative: _____

Date: _____

Typed Name and Title of Authorized PHA Official: _____

Signature of PHA Official: _____

Date: _____

Life-Cycle Cost Analysis of Utility Combinations Part A—Summary

U.S. Department of Housing
and Urban Development
Office of Public
and Indian Housing



OMB. No. 2577-0024 (Exp. 10-31-86)

1 Public/Indian Housing Agency

Newark Housing Authority

4 By (Name and Title)

2. Project Number

N.J. 39-P002-041

3 Date

12/01/92

5. Prepared By

Utility Combinations ▶

6. Domestic Hot Water Installation

7a. Space Heating Installation

b. Space Heating System

8. Space Air Conditioning Installation

Fuel and Energy Types and Purchasing Methods

9. Lighting and Refrigeration

10. Cooking

11. Domestic Hot Water

12. Space Heating

13. Space Air Conditioning

Initial Cost of Utility Installation

14. Per Dwelling Unit

15. Total

Estimated Cost Per Unit Per Month

16. Electricity

17. Gas

18. Fuel and Heating/Cooling Supplies

19. Heating/Cooling Labor

20. Repairs, Maintenance and Replacements (20 year average)

21. Interest

22. Total Monthly Cost

23. Recommended: Combination No. _____

24. Justification of Recommendation:

* Information to be provided by N.H.A.

Part B . General Information

OMB No. 2577-0024 (Exp. 10-31-86)

1. Public Housing Agency

Newark Housing Authority

2. Project Number

N.J.39-P002-041

3. Date

12/01/92

Please make sure the information on this form is as complete and accurate as possible. One Part B is required for each project. On lines 4 through 8, Column 1, indicate the number of dwelling units in each category listed. On lines 4 through 8, Column 4, indicate the number of buildings of the various heights entered in Column 3. Column 5 shows the total number of rooms in the buildings.

Dwelling Size	Number of Dwellings	Height of Buildings (Number of Stories)	Number of Buildings	Number of Rooms
4. 10K+ Bedroom	7	2 / 25'		63
5. Two Bedrooms	68	2 / 25'		408
6. Three Bedrooms	100	2 / 25'		700
7. Four Bedrooms	24	2 / 25'		192
8. Total	199		40	1,363

Climatic Data. Winter/Summer design temperatures are the established base temperatures for design of heating/cooling installations in the locality. It may be obtained from the Handbook of the American Society of Heating, Refrigeration and Air-Conditioning Engineers. Annual Degree Days and Equivalent Full Load Hours may be obtained from the same source or from the Weather Bureau. Average Cold Water Temperature may be obtained from the local water utility.

12a. Winter Design Temperature °F	13a. Annual Degree Days	14. Average Cold Water Temp. °F
12b. Summer Design Temperature °F	13b. Equivalent Full Load Hours	

Energy and Fuel Supplies. Enter names of suppliers of electricity, gas, fuel oil and coal, together with physical characteristics as indicated. Volts, cycles, and Btu contents per unit of measure may be obtained from the respective suppliers. In space provided, list any fuel or energy other than those listed.

15. Electricity Supplied By:	Volts	cycles
16. Gas Supplied by:	BTU per:	
17. No. Fuel Oil Supplied by:	BTU per:	
18. Coal Supplied by:	BTU per:	
19. (Other) Supplied by:	BTU per:	

Estimated Average Unit Costs. Enter the appropriate value for the combination recommended by the Public Housing Agency and the other three combinations of lowest cost. These values may be calculated from the quantities and costs shown in Part C. For retail purchases, divide costs from Line 11, Part C, by quantities from Line 8, Part C. For wholesale purchases, divide costs from Line 14 by quantities on Line 10 for the particular combination.

Estimated Average Unit Costs	Comb. No. ____		Comb. No. ____		Comb. No. ____		Comb. No. ____	
	Tenant	Mastermeter	Tenant	Mastermeter	Tenant	Mastermeter	Tenant	Mastermeter
20. Electricity \$ per kwh								
21. Gas \$ per Mcf or Therm.								
22. Fuel Oil \$ per gallon or \$ per barrel								
23. Coal \$ per ton								
24. Other								

Part C
Fuel and Energy Heating Supplies,
Heating Labor

OMB No. 2577-0024 (Exp. 10-31-86)

1. Public/Indian Housing Agency

2. Project Number

N.J.39-P002-041

3. Date

12/01/92

Newark Housing Authority

4. Combination No.

199

Fuel and Energy ▶	Electricity		Gas	Oil	Coal	Other
Method of Purchase (Mastermeter or Tenant)						
Rate Schedule Designation (Rates used in determining cost on Lines 15, 17 & 18)						
Average Monthly Consumption per Dwelling Unit For:	KW Demand	KWH Consumption	MCF or Therms	Gallons	Tons	Other
5. Lighting and Refrigeration						
6. Space Air Conditioning						
7. Cooking						
8. Domestic Hot Water						
9. Space Heating						
10. Street Lighting						
11. General Project Use						
12. Net Total						
13. On-Site Losses						
14. Total Fuel and Energy Per Dwelling Unit						
Tenant Purchases						
15. Average Cost Per DU Per Month		\$	\$	\$	\$	\$
Mastermeter Purchases						
16. Average Project Demand and Consumption Per Month						
17. Average Project Cost Per Month		\$	\$	\$	\$	\$
18. Average Cost Per DU Per Month		\$	\$	\$	\$	\$
Heating/Cooling Supplies						
19. Estimated Total Per Year					\$	
20. Cost Per DU Per Month						
Heating/Cooling Labor						
21.	Chief Engineer	for	months, at	\$	\$	
22.	Engineers	for	months, at	\$	\$	
23.	Firemen	for	months, at	\$	\$	
24.	Other	for	months, at	\$	\$	
25. Total Annual Labor Cost					\$	
26. Labor Per Dwelling Unit Per Month					\$	

* Information to be provided by N.H.A.

HUD-51994 (12/85)
 HB. 7418.1

Part D (Page 1)
Initial Costs and Annual Repair,
Maintenance and Replacement Expense
Per Dwelling Unit

OMB No. 2577-0024 (Exp. 10-31-86)

1. Public/Indian Housing Agency

Newark Housing Authority

2. Project Number

N.J.39-P002-041

3. Date

12/01/92

Facilities or Equipment	Combo. No. ____			Combo. No. ____			Combo. No. ____		
	Initial Cost Per DU	Annual RM & R Expense Per DU		Initial Cost Per DU	Annual RM & R Expense Per DU		Initial Cost Per DU	Annual RM & R Expense Per DU	
		Total Factor	Amount		Total Factor	Amount		Total Factor	Amount
Electric System									
Sub-station: Outdoor	\$	%	\$	\$	%	\$	\$	%	\$
Indoor									
Exterior Distribution									
Interior Wiring									
Checkmeters									
Gas System									
Exterior Distribution	\$	%	\$	\$	%	\$	\$	%	\$
Interior Piping									
Checkmeters									
Project Operated Domestic Hot Water									
Bollers & Aux. (DHW Only)	\$	%	\$	\$	%	\$	\$	%	\$
Firing Equipment (DHW Only)									
Tank with Heating Coil									
Circulating Pump									
Exterior Distribution									
Interior Piping									
Project Operated Space Heating/ Cooling									
Bollers & Aux. (SPH & DHW)	\$	%	\$	\$	%	\$	\$	%	\$
Firing Equipment (SPH & DHW)									
Exterior Distribution									
Interior Piping, Rads, etc.									
Electrical Work									
H ₂ O/Air Cooled Chiller									
H ₂ O/Air Cooled Absorption									
Comp. with Chiller									
Carried Forward	\$		\$	\$		\$	\$		\$

HUD-51994 (12/85)
HB. 7418.1

* Information to be provided by N.H.A.

Part D (Page 2)
Initial Costs and Annual Repair,
Maintenance and Replacement Expense
Per Dwelling Unit

OMB No. 2577-0024 (Exp. 10-31-86)

1. Public/Indian Housing Agency

2. Project Number

3. Date

Newark Housing Authority

N.J. 39-P002-041

12/01/92

Facilities or Equipment	Combo. No. ____			Combo. No. ____			Combo. No. ____		
	Initial Cost Per DU	Annual RM & R Expense Per DU		Initial Cost Per DU	Annual RM & R Expense Per DU		Initial Cost Per DU	Annual RM & R Expense Per DU	
		Total Factor	Amount		Total Factor	Amount		Total Factor	Amount
Brought Forward	\$		\$	\$		\$	\$		\$
Tenant Operated Domestic Hot Water	\$	%	\$	\$	%	\$	\$	%	\$
Auto. Storage Heaters									
Side Arm Heaters									
Pot Stove (coal fired)									
Storage Tank									
Hot Water Piping									
Tenant Operated Space Heating/Cooling	\$	%	\$	\$	%	\$	\$	%	\$
Space Heaters									
Floor Furnaces									
Warm Air Furnaces									
Steam Boiler, Radiators									
Hot Water Boiler, Radiators									
Burner (oil)									
Blower									
Draft Fan									
Pump									
Electrical Work									
Conversion Burner									
Heat Pump									
Thin-Wall A/C Unit									
Other Items	\$	%	\$	\$	%	\$	\$	%	\$
Roads									
Boiler Room									
Basement or Crawl Space									
Flues									
Major Appliances	\$	%	\$	\$	%	\$	\$	%	\$
Refrigerators									
Ranges									
Washer									
Dryer									
Total Per Dwelling Unit	\$		\$	\$		\$	\$		\$

HUD-51994 (12/
HB. 741

* Information to be provided by N.H.A.